



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (406)

3003 Grandview Highway

By-law No. 8361

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

Effective July 10, 2001

1 Application

The provisions of this by-law apply to the area shown included within the heavy black outline in Schedule “A”, which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 6654) shall be more particularly described as CD-1 (406).

2 Uses

2.1 The only uses permitted within the area outlined on Schedule “A”, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are

- (a) Cultural and Recreational Uses, limited to Artist Studio and Park or Playground,
- (b) Dwelling Uses, limited to Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment, and Residential Unit associated with and forming an integral part of an artist studio,
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B,
- (d) Office Uses, limited to General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies,
- (e) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer,
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop,
- (g) Transportation and Storage Uses, limited to Cold Storage Plant, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard,
- (h) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot,
- (i) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, Wholesaling - Class A, and Wholesaling - Class B,
- (j) Accessory Uses customarily ancillary to the above uses, including accessory office, provided that the total area of all accessory uses is not greater than 33 ⅓ percent of gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

2.2 Condition of Uses

A retail store must be 929 m² or greater in gross floor area.

3 Floor Space Ratio

3.1 The maximum floor space ratio is 0.37 except that the floor area in General Office use shall not exceed the greater of 235 m² or 33a percent of the total gross floor area of all principal and accessory uses combined. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 9 550 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing; provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, 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, 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:
 - (i) are at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B;
- (e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighborhood; and
- (f) 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.

4 Height

The maximum building height measured above the base surface is 14.3 m.

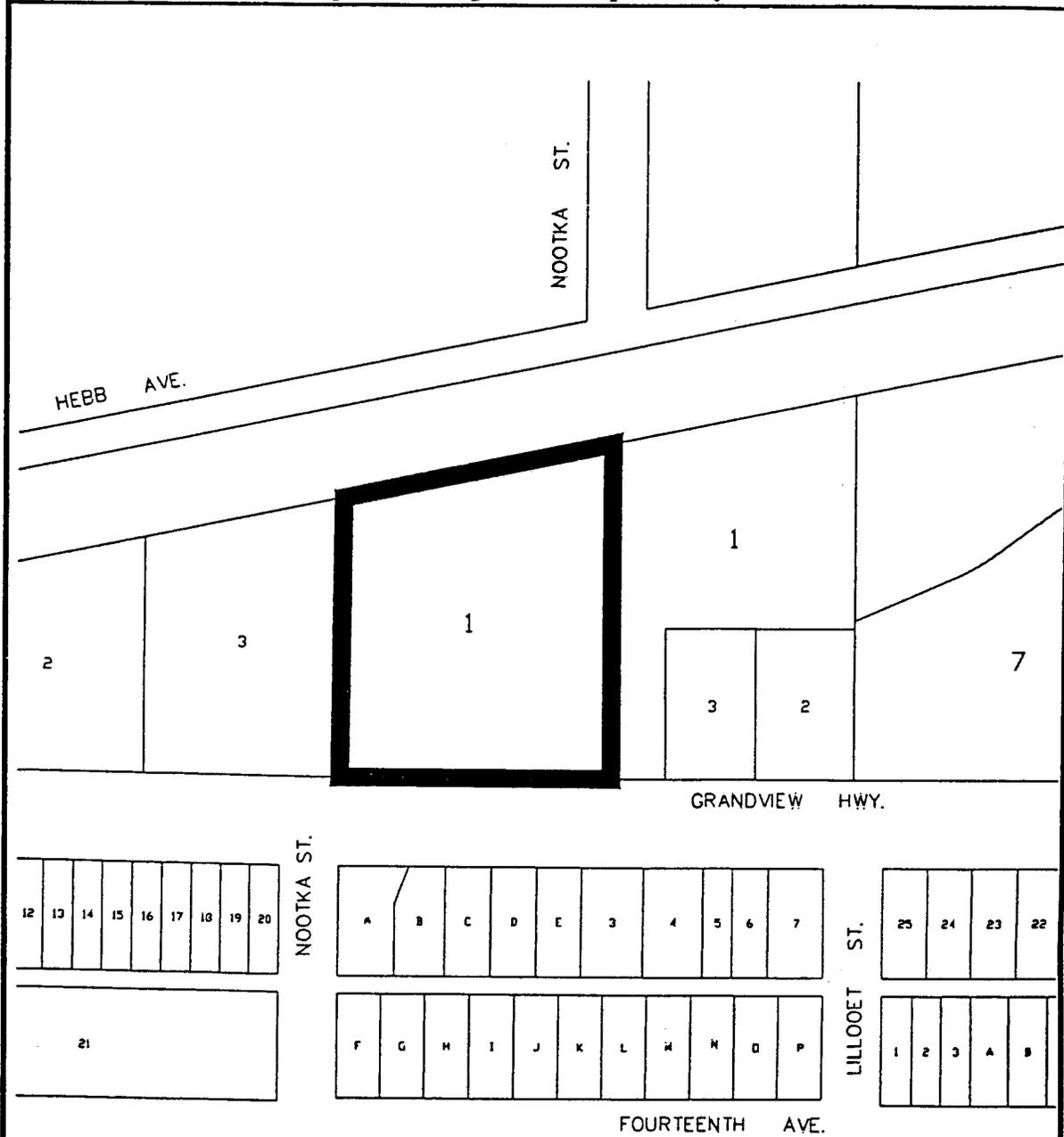
5 Landscaped Setback

A landscaped setback of a minimum of 12.1 m from the Grandview Highway property line must be provided, developed and maintained in accordance with section 11.3 of the Zoning and Development By-law.

6 Off-street Parking and Loading

- 6.1** Off-street parking, loading and bicycle storage must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except
- (a) for individual retail units of less than 2 000 m² in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 50 m² of gross floor area;
 - (b) for individual retail units of 2 000 m² or greater in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 20 m² of gross floor area up to 2 300 m², and one additional space for each additional 30 m² of gross floor area over 2 300 m².
- 6.2** The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.
- 7** *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8361 being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:
 From **CD-1** to **CD-1**

Z-514

RZ - 3003 Grandview Highway

map: 1 of 1

scale: 1:2000



City of Vancouver



CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

SEPTEMBER 12, 2000

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 12, 2000, at 7:33 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.

- PRESENT:** Mayor Philip Owen
Councillor Fred Bass
Councillor Daniel Lee
Councillor Don Lee
Councillor Tim Louis
Councillor Sandy McCormick
Councillor Gordon Price
Councillor George Puil
Councillor Sam Sullivan
- ABSENT:** Councillor Jennifer Clarke (Sick Leave)
Councillor Lynne Kennedy (Leave of Absence)
- CITY CLERK'S OFFICE:** Tarja Tuominen, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Cllr. Don Lee,
SECONDED by Cllr. Louis,

THAT this Council resolve itself into Committee of the Whole, Mayor Owen in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED
UNANIMOUSLY

THAT, prior to enactment of the CD-1 By-law:

(a) the LaFarge Site - Daycare Agreement be modified to require the developer to construct the shell of the daycare centre to be built at 941 Main Street (Lot Rem F, Blk. 23, D.L. 2037, Plans 22390 Expt Ptns in Plan VAP 23171 LMP 4780 & LMP 11301) but not finish or furnish it, on terms and conditions, to the satisfaction of the Director of Community Services and the Director of Legal Services;

(b) the Station LaFarge Site - Social Housing Agreement be modified to require the developer to dedicate 17.6% of units in CityGate for non-market housing and allocate 120,000 buildable square feet of floor space to (Lot Rem F, Blk. 23, D.L. 2037, Plans 22390 Expt Ptns in Plan VAP 23171 LMP 4780 & LMP 11301) on terms and conditions, to the satisfaction of the Director of the Housing Centre and the Director of Legal Services; and

(c) the LaFarge Site - Community Room Agreement be modified to delete the requirement that the developer provide a community room and add the requirement that the developer provide the retail space to be developed on the ground floor of the non-market housing project at 941 Main Street (Lot Rem F, Blk. 23, D.L. 2037, Plan 22390 Expt Ptns in Plans VAP 23171 LMP 4780 & LMP 11301) to the City at no cost, and to pay the City \$200,000, on terms and conditions, to the satisfaction of the Managers of Facility Development and Real Estate Services and the Director of Legal Services.

- CARRIED
UNANIMOUSLY

5. Text Amendment: 3003 Grandview Highway

An application by Brook Development Planning Inc. was considered as follows:

Summary: The proposed text amendment would allow highway oriented retail as a permitted use in this existing CD-1.

The Director of Current Planning recommended approval subject to the conditions set out in the agenda of the Public Hearing.

Staff Comments

Lynda Challis, Planner, briefly reviewed the application to permit highway oriented retail use along Grandview Highway. The application proposes to use an existing building for three separate retail units. The site generally conforms to Council's policies relating to the "Still Creek CD-1 Guidelines" and "Highway Oriented Retail (HOR): Interim Rezoning Policies and Guidelines: Grandview/Boundary Industrial Area". Ms. Challis advised the applicant has requested amendments to two proposed conditions: the provision of a double-row of trees; and the eastern edge of the parking area. Staff recommend approval of the application subject to the conditions in the agenda package.

Applicant Comments

Chuck Brook, representing the applicant, explained the rationale for the requested amendments to the conditions:

the existing site already has a parklike appearance; the site has mature trees and ground vegetation; the applicant will provide four additional willow trees on the site; the double row of trees will not enhance the site but will block views to the new retail site.

the applicant requests the ability to expand the depth of the existing parking lot to try and compensate for the loss of parking elsewhere.

Summary of Correspondence

Council was advised there was no correspondence received on this application since the date it was referred to Public Hearing.

Speakers

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

Applicant Closing Comments

Mr. Brook had no further comments.

Staff Closing Comments

Larry Beasley, Director of Current Planning, pointed out the proposed double row of street trees will assist to establish an identity on Grandview Highway and a sense of place. The City has established the policy to require the double row of trees along the street; if the condition is removed, it will be difficult to maintain it as a condition for other applications.

Council Decision

MOVED by Cllr. Puil,

THAT the application by Brook Development Planning Inc. to amend the CD-1 By-law for 3003 Grandview Highway to allow highway oriented retail as a permitted use in the existing CD-1, be approved, subject to the following conditions:

(a) THAT the proposed form of development be approved by Council in principle, generally as prepared by Opus Building Canada Inc., and stamped "Received City Planning Department, March 1, 2000", 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) design development to the main entries to the retail units to improve their visibility, transparency and accessibility from the street;

Note to Applicant: Main entries should be oriented to the street. Pedestrian interest and comfort at entries should also be provided through designed seating, signage, lighting and features that signal the building's use.

(ii) design development to enhance the building's expression to reflect a more industrial character for the precinct in addition to improving the transparency of the building facade;

Note to Applicant: Building articulation can be achieved by utilizing glazing, canopy and shading systems, as well as exposed structural components to articulate the facade and to avoid using stucco as an exterior finish. Windows in the upper portion of the facade would assist in increasing the transparency of the building.

(iii) design development to the main building entries to provide generous weather protection that is designed to be an integral feature of the building's architectural character;

Note to Applicant: Canopy and awning systems should consider integrated signage and lighting.

(iv) design development to indicate building and landscape lighting, including entry path lighting, that is integrated into the site design;

(v) design development to indicate the scale and scope of any proposed signage, noting that this signage should be subordinate to the design of the building;

(vi) design development to provide direct connection of the proposed on-site sidewalk for pedestrians to the sidewalk fronting on Grandview Highway;

(vii) design development to reconfigure the front parking and drive area in conjunction with a landscape plan that provides for an enhanced pedestrian experience;

Note to Applicant: The intent of the Highway Oriented Retail guidelines is to enhance the quality of the public realm. Design development should reduce the number of proposed parking areas within this area, increase permeable surfaces, and increase landscaping. Consider organizing this area around an entry court with defined circulation routes.

(viii) design development to take into consideration the principles of Crime Prevention Through Environmental Design (CPTED), having particular regard to:

graffiti - by providing a resistant coating to the rear and side of the building; and

cutting through the site - by extending the chain-link fence along the entire rear property line along the BNR tracks;

(ix) compliance with Section 4.4 "Building Setback" and Section 9.5 "Drainage and Easement" of the Still Creek CD-1 Guidelines. These sections state that the Greater Vancouver Sewage and Drainage District (GVSD) channel is 12.2 m wide (west of Rupert Street) and that a 3.05 m landscaped building setback (from the GVSD boundary) is required;

(x) removal of about 2.0 m of paving to the north of the current curb and the removal of the proposed small car parking spaces in front of Retail Unit C to provide the 3.05 m landscaped building setback (from the GVSD boundary);

(xi) design development to decrease the area of lawn south of the Creek and provide a substantial natural planting using plants suggested in Section 8.2 "Planting Material" in the Still Creek CD-1 Guidelines;

(xii) provision of four additional Willow trees (*Salix x chrysocoma*) on the north bank of the Creek, two on each side of the existing Willows, spaced at 5.0 m;
 (xiii) design development to provide a more substantial layered planting in the lawn area in the southwest corner of the site (refer to Section 8.2 "Plant Material" in the Still Creek CD-1 Guidelines);

(xiv) provision of one additional tree in the 2.0 m landscape strip on the west property line;

Note to Applicant: Both trees in this area should be either 6 cm caliper Dogwood "Eddies White Wonder" (*Cornus*) or 3.5 m Shore Pine (*Pinus contorta*).

(xv) provision of a double row of street trees along Grandview Highway;
 (xvi) redesign of the parking area to increase permeable surfaces in and around the front and side parking areas; and
 (xvii) provision of oil interceptors in the parking lot to provide greater control on inputs to Still Creek.

(c) THAT, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

(i) make suitable arrangements, to the satisfaction of the General Manager of Engineering Services, for all new hydro and telephone services to be undergrounded from the closest existing suitable service point, including a review of the impact of the new site servicing to determine its effect on the neighbourhood (this could result in the service point being adjusted to reduce the impact on the surrounding neighbourhood);

(ii) make suitable arrangements, to the satisfaction of the Director of Planning, the Manager of Engineering Services and the Director of Legal Services, for the provision of a maximum 3.0 m (10 ft.) public right-of-way on the north and south sides of Still Creek, measured from the top of the bank, to provide public access in the form of a continuous trail as part of the Still Creek Greenway; and

(iii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for the provision of a 2.29 m (7½ ft.) wide public right-of-way adjacent the east property line of the site for a pedestrian connection between Grandview Highway and Hebb Avenue.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site as is considered advisable by the Director of Legal Services; and otherwise, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law; provided, however, the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The Preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed

necessary by and in a form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- CARRIED

(Councillor Price and the Mayor opposed to
Condition (b)(xv))

6. Rezoning: 395 West 5th Avenue

An application by John Currie, Architect, was considered as follows:

Summary: The proposed rezoning would permit the development of non-market housing units, sleeping units and multi-purpose space usable for emergency accommodation.

The Director of Current Planning recommended approval subject to the conditions set out in the agenda of the Public Hearing..

Staff Comments

Dave Thomsett, Senior Planner, reviewed the application, noting it is a unique proposal in the currently zoned industrial area. The application is for a 100% non-profit facility which will provide dwelling units of non-market housing, sleeping rooms for short-term emergency accommodation and a multi-purpose space for emergency shelter purposes. The proposal will not endanger the industrial base. One condition is the establishment of a community liaison contact to resolve any problems immediately related to parking or loitering concerns.

Mr. Thomsett also advised of the following error in the map, being Schedule A of the draft by-law: the map should be amended to show that only the westerly 30.175 m or 99 feet of Lot A is to be rezoned from I-1 to CD-1.

Applicant Comments

Andrea Finch, applicant, advised Lookout is now responsible for 5 facilities and provides food, beds, and outreach services. The proposed facility will provide non-market and sleeping spaces, amenity and courtyard spaces. The location is ideal: close to public transit, other social and health services, and borders on the industrial area.

Summary of Correspondence

Council was advised the following correspondence was received since the date the application was referred to Public Hearing:

- 14 letters in support of the application.
- Petition containing 15 names in support of the application.
- 49 similar letters in support of the application.
- 3 letters opposed to the application.



CITY OF VANCOUVER

REGULAR COUNCIL MEETING MINUTES

July 10, 2001

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 10, 2001, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

| | |
|-------------------------------|--|
| PRESENT: | Mayor Philip Owen Councillor Fred Bass Councillor Jennifer Clarke *Councillor Lynne Kennedy Councillor Daniel Lee Councillor Don Lee Councillor Tim Louis Councillor Sandy McCormick Councillor Gordon Price Councillor George Puil |
| ABSENT: | Councillor Sam Sullivan (Leave of Absence) |
| CITY MANAGER'S OFFICE: | Judy Rogers, City Manager |
| CITY CLERK'S OFFICE: | Ulli S. Watkiss, City Clerk Tarja Tuominen, Meeting Coordinator |

*Denotes presence for a portion of the meeting.

PRAYER

The proceedings in the Council Chamber were opened with a prayer read by the City Clerk.

PRESENTATION

Leon Lebrun, Director and Chair, Trails BC, Southwest Region, presented a cheque for the amount of \$10,000 to the City, towards the construction of the final portion of the TransCanada Trail through the City of Vancouver.

"IN CAMERA" MEETING

BY-LAWS

1. A By-law to amend By-law No. 3575, being the Zoning and Development By-law, to provide uses and regulations for a portion of an area zoned CD-1 by By-law No. 6654 (3003 Grandview Highway) (By-law No. 8361)

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick

THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Councillor Don Lee
SECONDED by Councillor McCormick
THAT the By-law be given second and third readings and the Presiding Officer and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY
(Councillors Clarke and Kennedy were excused from voting)

3. A By-law to amend By-law No. 6510, being the Sign By-law (3003 Grandview Highway) (By-law No. 8363)

MOVED by Councillor McCormick

SECONDED by Councillor Daniel Lee

THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Councillor McCormick

SECONDED by Councillor Daniel Lee

THAT the By-law be given second and third readings and the Presiding Officer and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY

BY-LAW NO. 8361

**A By-law to amend
By-law No.3575, being the
Zoning and Development By-law,
to provide uses and regulations for a portion
of an area zoned CD-1 by By-law No. 6654**

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

1. Application

The provisions of this by-law apply to the area shown included within the heavy black outline in Schedule "A", which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 6654) shall be more particularly described as CD-1 (406).

2. Uses

2.1 The only uses permitted within the area outlined on Schedule "A", subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Cultural and Recreational Uses, limited to Artist Studio and Park or Playground,
- (b) Dwelling Uses, limited to Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment, and Residential Unit associated with and forming an integral part of an artist studio,
- (c) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B,

Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B,

- (d) Office Uses, limited to General Office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies,
- (e) Retail Uses, limited to Adult Retail Store, Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Pawnshop, Retail Store, Secondhand Store, and Vehicle Dealer,
- (f) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop,
- (g) Transportation and Storage Uses, limited to Cold Storage Plant, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard,
- (h) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station, and Recycling Depot,
- (i) Wholesale Uses, limited to Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, Wholesaling - Class A, and Wholesaling - Class B,
- (j) Accessory Uses customarily ancillary to the above uses, including accessory office, provided that the total area of all accessory uses is not greater than 33⅓ percent of gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

2.2 Condition of Use

A retail store must be 929 m² or greater in gross floor area.

3. Floor Space Ratio

3.1 The maximum floor space ratio is 0.37 except that the floor area in General Office use shall not exceed the greater of 235 m² or 33 $\frac{1}{3}$ percent of the total gross floor area of all principal and accessory uses combined. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 9 550 m², 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 of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, 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, 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m length;
- (d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B;
- (e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:

- (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood; and
- (f) 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.

4. Height

The maximum building height measured above the base surface shall be 14.3 m.

5. Landscaped Setback

A landscaped setback of a minimum of 12.1 m from the Grandview Highway property line must be provided, developed and maintained in accordance with section 11.3 of the Zoning and Development By-law.

6. Off-street Parking and Loading

6.1 Off-street parking, loading and bicycle storage must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except

- (a) for individual retail units of less than 2 000 m² in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 50 m² of gross floor area;
- (b) for individual retail units of 2 000 m² or greater in gross floor area, parking must be provided at a minimum of one space for each 100 m² of gross floor area up to 300 m², and one additional space for each additional 20 m² of gross floor area up to 2 300 m², and one additional space for each additional 30 m² of gross floor area over 2 300 m².

6.2 The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

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

DONE AND PASSED in open Council this 10th day of July, 2001.

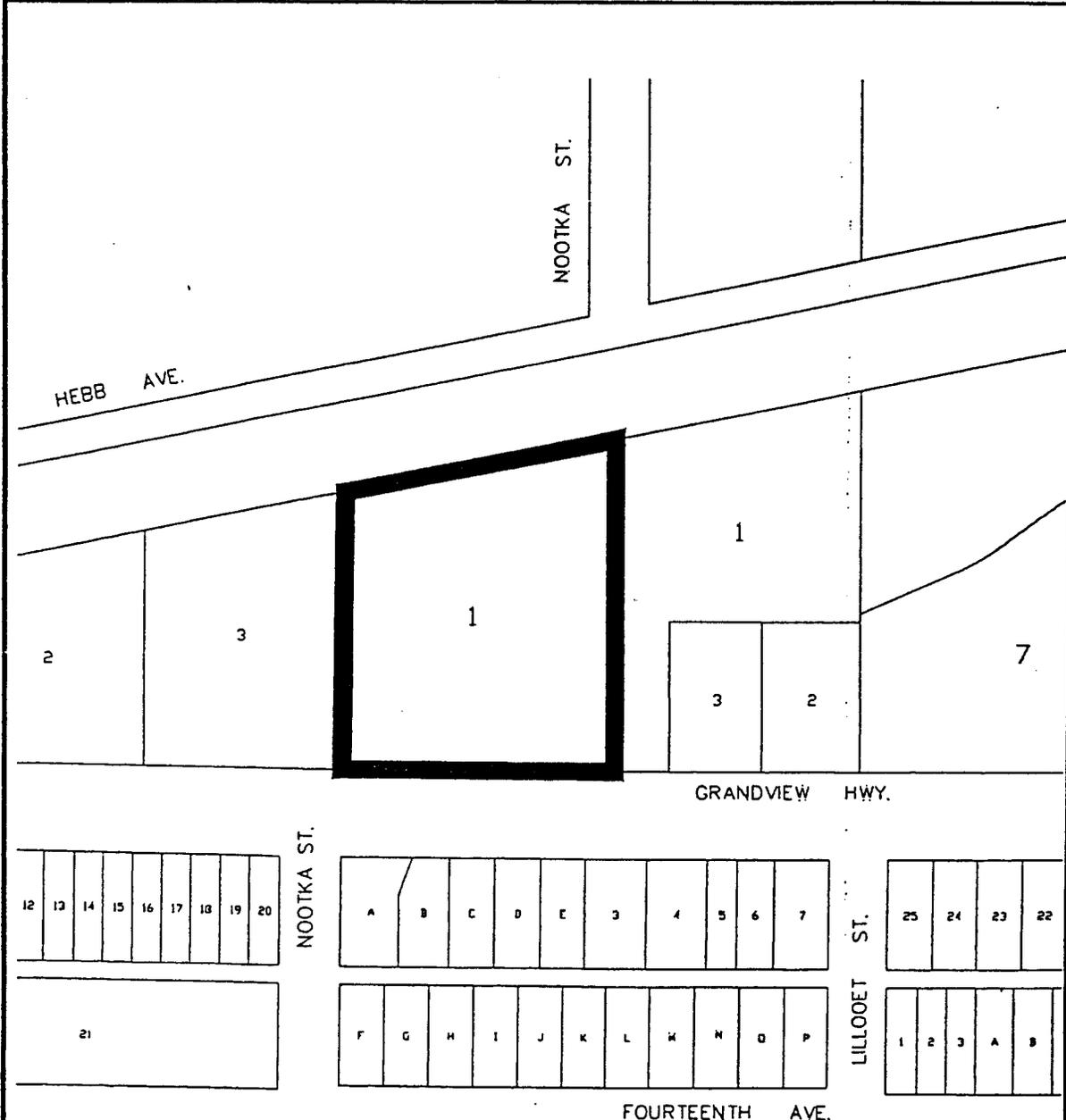
(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
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 10th day of July, 2001, and numbered 8361.

CITY CLERK

By-law No. 8361 being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black (**█**) is rezoned:
 From **CD-1** to **CD-1**

Z-514

RZ - 3003 Grandview Highway

map: 1 of 1
 scale: 1:2000



3003 Grandview Highway

BY-LAW NO. 8363

A By-law to amend
By-law No. 6510,
being the Sign By-law

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

1. Schedule E to By-law No. 6510 is amended
 - (a) in the entry commencing with the words "3003-3157 and 3355-3377 Grandview Hwy.," by deleting the number "3003" and substituting the number "3057", and
 - (b) by adding the following:

"3003 Grandview Hwy. CD-1(406) B(M-2)"
2. This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 10th day of July, 2001.

(Signed) Philip W. Owen
Mayor

(Signed) Ulli S. Watkiss
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 10th day of July, 2001, and numbered 8363.

CITY CLERK

MOTIONS

A. Administrative Resolutions

1. Approval of Form of Development: CD-1 - 3003 Grandview Highway (File 2605)

MOVED by Councillor Don Lee

SECONDED by Councillor McCormick

THAT the form of development for the CD-1 zoned site known as 3003 Grandview Highway be approved generally as illustrated in Development Application No DE 405560 prepared by Opus Building Canada Inc., and stamped "Received, City of Vancouver Planning Department, June 13, 2001", 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