



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (467)

### *5718 Willow Street*

### *By-law No. 9663*

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

***Effective June 10, 2008***

- 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 description of the area shown within the heavy black outline on Schedule A is CD-1 (467).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (467) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Institutional Uses, limited to School – Elementary or Secondary; and
  - (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.
- 3 Density
- 3.1 The floor space ratio for all permitted uses must not exceed 0.95.
- 3.2 The site coverage for all buildings must not exceed 54% of the site.
- 3.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
  - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.4 Computation of floor space ratio must exclude:
- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
  - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below grade;
  - (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
  - (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.
- 4 Building height
- The building height must not exceed 10.7 m measured from base surface.
- 5 Setbacks
- The setbacks must be at least:
- (a) 7.3 m from the west front yard property line;
  - (b) 6.0 m from the north and south side yard property lines; and
  - (c) 7.9 m from the east rear yard property line.

6 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law.

7 Severability

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.

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



Z-593 (a)

<p>RZ - 5718 Willow Street</p>	<p>map: 1 of 1</p>	
	<p>scale: NTS</p>	
<p><b>City of Vancouver</b></p>		<p>date: May 2007</p>

5718 Willow Street

**BY-LAW NO. 9663**

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

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

**Zoning District Plan amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-593 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (467).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (467) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Institutional Uses, limited to School - Elementary or Secondary; and
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

**Density**

3.1 The floor space ratio for all permitted uses must not exceed 0.95.

3.2 The site coverage for all buildings must not exceed 54% of the site.

3.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 Computation of floor space ratio must exclude:

- (a) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below grade;
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

**Building height**

4. The building height must not exceed 10.7 m measured from base surface.

**Setbacks**

5. The setbacks must be at least:
- (a) 7.3 m from the west front yard property line;
  - (b) 6.0 m from the north and south side yard property lines; and
  - (c) 7.9 m from the east rear yard property line.

**Parking and bicycle spaces**

6. Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law.

**Severability**

7. 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.

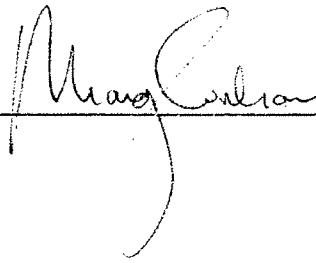
**Force and effect**

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

ENACTED by Council this 10<sup>th</sup> day of June, 2008

A handwritten signature in cursive script, appearing to read "John Fuller", written above a horizontal line.

Mayor

A handwritten signature in cursive script, appearing to read "Mary Carlson", written above a horizontal line.

City Clerk





**BY-LAWS**

MOVED by Councillor Stevenson  
SECONDED by Councillor Chow

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 30 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY  
(Councillor Anton absent for the vote)

23. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1(5718 Willow Street) (By-law No. 9663)**  
(Councillors Ball and Stevenson ineligible to vote on By-law No. 23)
24. **A By-law to amend Sign By-law No. 6510 (1181 Seymour Street) (By-law No. 9664)**  
(Councillors Chow and Stevenson ineligible to vote on By-law No. 24)
25. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (1409 - 1477 West Pender Street) (By-law No. 9665)**  
(Councillors Ball, Cadman and Stevenson ineligible to vote on By-law No. 25)
26. **A By-law to amend Sign By-law No. 6510 (1409 - 1477 West Pender Street) (By-law No. 9666)**  
(Councillors Ball, Cadman and Stevenson ineligible to vote on By-law No. 26)
27. **A By-law to designate certain real property as protected heritage property (1955 West 12<sup>th</sup> Avenue) (By-law No. 9667)**  
(Councillors Ball, Cadman and Louie ineligible to vote on By-law No. 27)
28. **A By-law to designate certain real property as protected heritage property (2504 York Avenue) (By-law No. 9668)**  
(Councillors Ball, Cadman and Louie ineligible to vote on By-law No. 28)
29. **A By-law to authorize Council entering into a Heritage Revitalization Agreement with the Owner of Heritage Property (2537 West 49<sup>th</sup> Avenue) (By-law No. 9669)**  
(Councillors Ball, Cadman and Louie ineligible to vote on By-law No. 29)
30. **A By-law to designate certain real property as protected heritage property (2537 West 49<sup>th</sup> Avenue) (By-law No. 9670)**  
(Councillors Ball, Cadman and Louie ineligible to vote on By-law No. 30)

## **2. CD-1 REZONING: 5718 Willow Street**

An application by Alex Percy, Acton Ostry Architects was considered as follows:

**Summary:** To rezone this site from RT-1 (Residential Two-Family) to CD-1 (Comprehensive Development District) to permit the existing school on the site to add four additional classrooms and a gymnasium.

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

### **Staff Comments**

Michael Naylor, Planner, Rezoning Centre, was present to respond to questions.

### **Applicant Comments**

Mark Ostry, Acton Ostry Architects, representing the applicant, was present to answer questions.

### **Summary of Correspondence**

Council received no correspondence on this item since referral to Public Hearing.

### **Speakers**

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

### **Council Decision**

MOVED by Councillor Anton

THAT the application by Acton Ostry Architects Inc., to rezone 5718 Willow Street (Lot 23, Block E of Block 1008, DL 526, Plan 10194) from RT-1 to CD-1, to increase maximum floor space ratio (FSR) and maximum site coverage to permit an addition to the existing school, generally as presented in Appendix A to Policy Report "CD-1 Rezoning - 5718 Willow Street (King David High School)" dated May 1, 2007, be approved, subject to the following conditions:

#### **FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Acton Ostry Architects Inc., and stamped "Received City Planning Department, December 11, 2006", 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:

**Design Development:**

- (i) design development to improve neighbourly interface at the lane, reducing opportunities for noise, enhancing overlook conditions, and screening utilities.

Note to Applicant: An improved neighbourly response to the townhouses across the lane is sought. This may be achieved in the following ways:

- The terrace area accessed from the mezzanine level of the gymnasium is a potential noise source and should be either relocated to the north street elevation, or removed. An acoustic report is requested to evaluate acoustic levels generated by related assembly uses and recommendations for sound attenuation.
  - Consider a green treatment for the gymnasium roof, with additional terrace landscaping along the lane edge to further buffer and transition scale. Large windows on the gymnasium's south lane elevation should be either significantly reduced in size or relocated to the north street elevation, to limit direct overlook to the neighbouring townhouses and reduce glare from the southern exposure.
  - Provide screening for the existing utility area at the lane, including for the garbage and recycling components. Confirmation on the drawings that rooftop mechanical units for the gymnasium are located on the existing fourth-floor roof and are not visible from the townhouses across the lane.
- (ii) design development to improve enhanced accessibility to all parts of the school and grounds.

Note to Applicant: Provide for enhanced accessibility from the underground parking structure directly to the gymnasium. All terrace areas on the grounds should provide for enhanced accessibility.

CARRIED UNANIMOUSLY

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING MINUTES

JUNE 12 and 14, 2007



A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 12, and reconvened on Thursday June 14, 2007, 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, Sign, and official development plan by-laws. The minutes have been consolidated for ease of reference.

**PRESENT:**  
(June 12)  
(Item 1-4 and portion of Item 5)  
Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor David Cadman  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie

**ABSENT:**  
Councillor Elizabeth Ball (Sick Leave)  
Councillor Tim Stevenson

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator

**PRESENT:**  
(June 14)  
(Completion of Item 5)  
Mayor Sam Sullivan  
Councillor Suzanne Anton  
Councillor Elizabeth Ball  
Councillor Kim Capri  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
Councillor Raymond Louie  
Councillor Tim Stevenson

**ABSENT:**  
Councillor David Cadman  
Councillor Elizabeth Ball (ineligible to participate)  
Councillor Tim Stevenson (ineligible to participate)

**CITY CLERK'S OFFICE:** Denise Salmon, Meeting Coordinator