



City of Vancouver *Zoning and Development By-law*

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CD-1 (314)

3400-3600 Vanness, Foster and Euclid Streets *By-law No. 7204*

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

Effective November 2, 1993

(Amended up to and including By-law No. 9674, dated June 24, 2008)

Guidelines:

Joyce/Vanness

CD-1 Guidelines

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, and repeals By-law No. 7203.]*

2 In this By-law:

“City Engineer” means the person who from time to time is appointed by the Council to be the City Engineer, and his Deputy.

“Council” means the Council of the City of Vancouver.

“Director of Legal Services” means the person who from time to time is appointed by the Council to be the Director of Legal Services, and his Deputy.

“Director of Planning” means the person who from time to time is appointed by the Council to be the Director of Planning, and his Deputy.

“General Manager of the Board of Parks and Recreation” is the person who from time to time is appointed by the Board of Parks and Recreation to be the General Manager of the Board of Parks and Recreation, and any person authorized by that Board to carry out the duties of the General Manager.

3 The area shown included within the heavy black outline on Schedule “A” is rezoned pursuant to Section 565(l)(f) of the **Vancouver Charter** and shall be more particularly described as CD-1(314).

4 This by-law is enacted on the fundamental basis that the Development Plan hereunto annexed as Schedule “B”, and each of its provisions, will be complied with, the soils within the lands will be remediated to all applicable statutory standards, and the amenities, facilities, utilities, services and land described in Schedule “C” will be provided at no cost to the City.

5 The Development Plan is an integral part of this By-law. Each and every provision contained in this By-law is necessary and interdependent, so that, if any provision is quashed or declared to be unlawful, or of no force or effect, such provision will not be severable and in such case Council desires the entire by-law including section 1(b) be quashed with the result that CD-1 (314) shall be zoned pursuant to By-law No. 7203.

6 Nothing in this by-law or the Development Plan fetters the discretion or authority bestowed upon the Approving Officer, and any applicant for subdivision is bound by a decision of the Approving Officer and is required to fulfill any condition he may impose as a condition of approval.

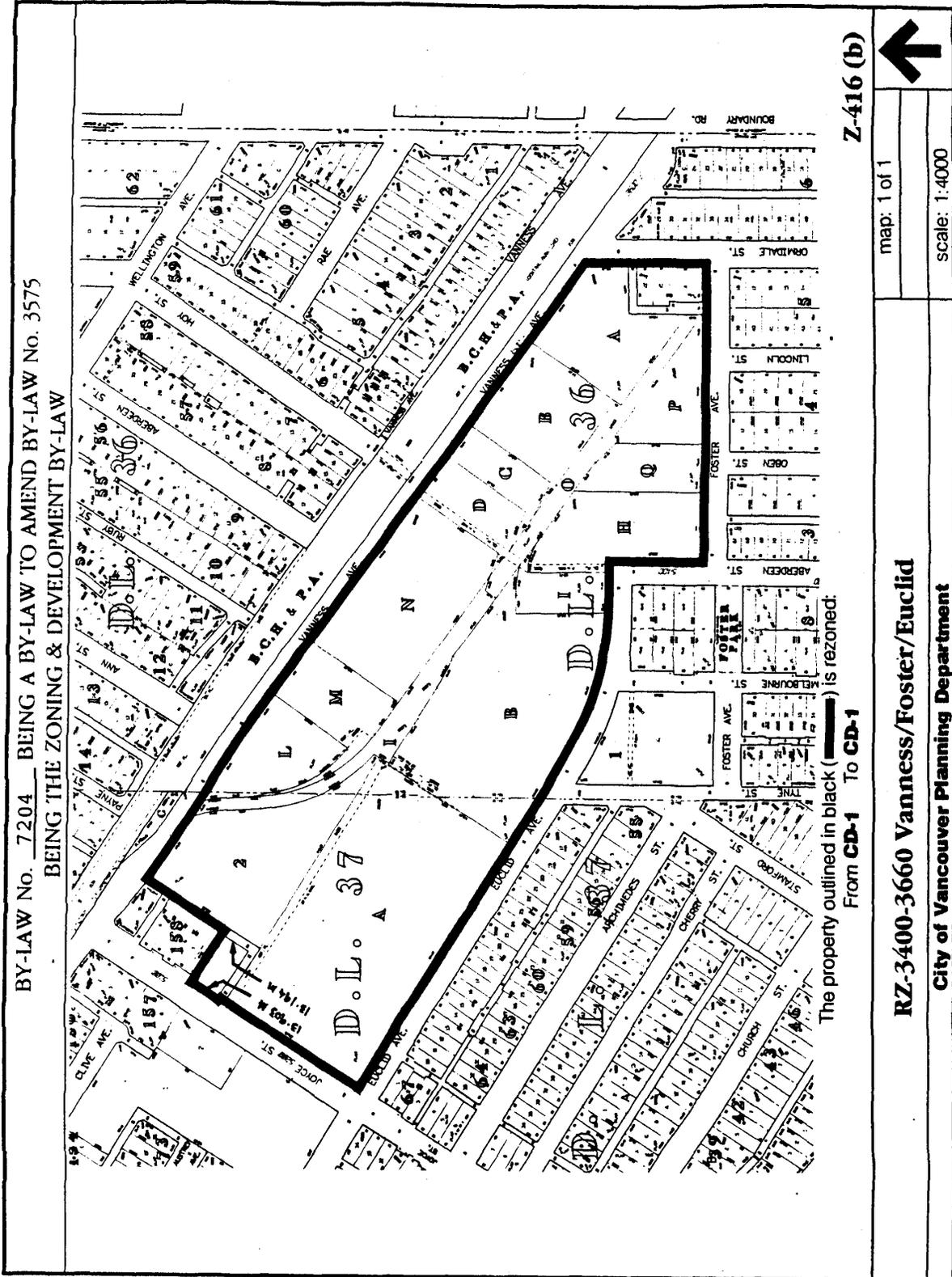
7 The amenities, facilities, utilities, services and land therefor described in Schedule “C” or security therefor as prescribed by the Director of Legal Services, shall be provided to the City at no cost to the City on or before the time set for completion set forth beside each individually described work.

8 The only uses permitted within CD-1 (314) and the only uses for which development permits may be issued, are those set forth in section 3 of the Development Plan, subject to the form, location and any special characteristics being in conformity with the Development Plan and applicable policies and guidelines adopted by Council, and subject to such other conditions not inconsistent therewith which the Development Permit Board in its discretion may prescribe.

9 Any person wishing to carry out any development in CD-1 (314) shall submit such plans and specifications as may be required by the Director of Planning and obtain the approval of the Development Permit Board or the Director of Planning, as the case may be.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7204 or provides an explanatory note.*

- 10 Subject to section 6 of this By-law, the Development Permit Board may exercise the discretion to approve or reject any form of development for which application is made and to exercise the discretion to issue or withhold any Development Permit.
- 11 The Development Permit Board shall not approve any form of development or issue any Development Permit:
- (a) unless the form of development complies with the Development Plan and any applicable policies or guidelines adopted by Council;
 - (b) until the City has been provided with those amenities, facilities, utilities, services and land which, by Schedule “C”, are scheduled to be provided prior to the development of the land in respect of which the application for a Development Permit has been made, or until an agreement, or agreements, satisfactory to the City Engineer and the Director of Legal Services are entered into ensuring the provision of those amenities, facilities, utilities, services and land therefor. The amenities, facilities, services and utilities shall be constructed to the specifications established by the City Engineer and shall not be considered to have been provided until Accepted by the City Engineer. Land provided to the City shall be remediated to a standard established by the City Engineer, or in the case of land for parks, by the General Manager of the Board of Parks and Recreation, and shall not be considered to have been provided until so remediated. Prior to commencing construction of any amenity, facility, service or utility, the applicant for the Development Permit shall provide such warranties, security and indemnities in respect of the construction of the works as the City Engineer and the Director of Legal Services may require. At the time of providing any land to the City, the applicant for the development permit shall provide such indemnity with respect to liability for damage caused by contamination on or flowing from such land, both before and after its provision, as may be required by the Director of Legal Services; and
 - (c) until the soils within the applicable Phase as defined in the Development Plan, together with surrounding soils which contaminate or could contaminate the soils within the site, have been remediated to all applicable statutory standards, or an agreement to remediate, with provisions for security and indemnity satisfactory to the City Engineer and the Director of Legal Services, has been entered into providing for soils remediation.
- 12 Any development permit issued shall contain such conditions as the Development Permit Board shall lawfully require pursuant to subsections (b) and (d) of Section 565A of the **Vancouver Charter**.
- 13 That hereunto annexed as Schedule “B” is the Development Plan which regulates the use and development of the property within CD-1(314). Any person using or developing property within the District shall comply with that Plan.
- 14 Except for matters otherwise specifically provided for in this By-law all provisions of By-law No. 3575 apply to the area governed by this By-law.
- 15 *[Section 15 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.]*



BY-LAW No. 7204 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-416 (b)

map: 1 of 1

Scale: 1:4000



RZ-3400-3660 Vanness/Foster/Euclid
City of Vancouver Planning Department

This is Schedule "B" to
By-law No. 7204

Development Plan
of CD-1 (314)

The Development Plan contains the regulations for the development of the Comprehensive Development District known as CD-1 (314).

Any application for development or use must comply with the Development Plan, generally as illustrated in Figures 1 and 2.

1 Intent

The intent of this Development Plan is to permit the development of the Collingwood Village site with residential use and some local retail, office and service uses in a form which complements and is compatible with the character of adjacent areas.

Development on the site shall be consistent with the following objectives:

- (a) achieve a built form which is complementary to the form of adjacent areas and yet creates its own special character and sense of place;
- (b) provide retail, service and office uses primarily along Joyce Street and integrate new development with existing development;
- (c) minimize loss of important views;
- (d) achieve the maximum number of housing units, consistent with the principles of livability and other social and environmental objectives;
- (e) achieve a diversity of population in terms of age, household types and income groups;
- (f) develop adequate community and recreation facilities to primarily serve the residents of Collingwood Village and the adjacent community, but which also serves to integrate Collingwood Village with the adjacent community;
- (g) provide adequate on-site parking and loading spaces for all developments within Collingwood Village;
- (h) provide an open space system and local parks which meet local recreational needs and provide visual enjoyment for residents and visitors;
- (i) provide pedestrian links to adjacent areas; and
- (j) allow for the gradual phasing out of the existing industrial uses.

2 Definitions

Words used in this Development Plan shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below.

Community Gymnasium means a gymnasium with facilities for community use.

Interim Use means any use not specifically listed in this By-law and intended to be of only temporary duration.

3 Uses

The only uses for which development permits will be issued are:

- (a) A maximum of 2,800 dwelling units, not exceeding 192 000 m² in total gross floor area, provided in multiple dwellings or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 20 percent of the units (including the family rental units provided under clause (ii) below) shall be for family housing, of which each two-bedroom dwelling unit shall have a minimum gross floor area of 74 m² and each three-bedroom dwelling unit shall have a minimum gross floor area of 90 m²; and

- (ii) a minimum of 20 percent of the units shall be for rental use only, secured by an agreement acceptable to the City, and of these rental units a minimum of 20 percent shall be for family housing. [8340; 01 06 05]
- (b) Retail Uses, but not including Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, Vehicle Dealer and Service Bay;
- (c) Service Uses, but not including Auction Hall, Bed and Breakfast Accommodation, Body Rub Parlour, Cabaret, Catering Establishment, Drive-Through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Production Studio, Repair Shop - Class A, Restaurant - Class 2, Restaurant Drive-In, and Sign Painting Shop;
- (d) Office Uses;
- (e) Cultural and Recreational Uses, but not including Arcade, Golf Course or Driving Range, Marina, Riding Ring, Rink, Stadium or Arena, Swimming Pool, Theatre, and Zoo or Botanical Garden;
- (f) Institutional Uses, but not including Ambulance Station, Church, Detoxification Centre, Hospital, and School - University or College;
- (g) Public Utility;
- (h) Parking Uses;
- (i) Seniors Supportive or Assisted Housing;
- (j) Accessory Uses customarily ancillary to the above uses; and
- (k) Interim Uses not listed above and Accessory Uses customarily ancillary thereto, provided that:
 - (i) the Development Permit Board considers that the use will be compatible with and not adversely affect adjacent development that either exists or is permitted by this By-law;
 - (ii) the Development Permit Board is satisfied that the use can be easily removed, and is of low intensity or low in capital investment;
 - (iii) the Development Permit Board is satisfied that there is no risk to the public from contaminated soils either on or adjacent to the subject site; and
 - (iv) development permits are limited in time to periods not exceeding 3 years.

[8824; 04 04 06]

4 Phases

4.1 The development shall take place in four phases, approximately as illustrated in Figure 3.

4.2 The phases shall be developed sequentially in numerical order commencing with Phase 1 and ending with Phase 4. As long as the prescribed order is maintained, one or more phases may be developed at the same time, provided that this Development Plan and Schedule “C” to the By-law are complied with.

5 Sub-areas

The district shall comprise 10 sub-areas, approximately as illustrated in Figure 4.

6 Subdivision

Approximate parcel boundaries and areas are indicated on Figure 5. The parcel boundaries and areas are approximate and subject to being finalized by survey at the time of subdivision.

7 Floor Area and Density

7.1 The total floor area for uses listed in Table 1 shall not exceed the totals set opposite such uses, and any use permitted in section 3, but not listed in Table 1, is not limited by this sub-section 7.1.

Table 1

Use	Maximum Floor Area
Residential Uses	192 000 m ²
Retail, Service and Office Uses	1 200 m ²
Office, Cultural, Recreational and Institutional Uses*	1 395 m ²
Neighbourhood House	930 m ²
Community Gymnasium	740 m ²
Child Day Care Facility	650 m ²
School - Elementary	2 320 m ²

[8340; 01 06 05] [8824; 04 04 06]

* Note: This additional 1 395 m² of community service space is to be made available to social and community service organizations only.

7.2 The following shall be included in the computation of floor area:

- (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.

7.3 The following shall be excluded in the computation of floor area:

- (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 8 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, 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;
- (d) amenity areas, accessory to a residential use, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a 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
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² 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]

7.4 The Director of Planning may permit the following to be excluded in the computation of floor area:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:

- (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
- (ii) no more than fifty percent of the excluded balcony floor area may be enclosed. [7512; 96 01 11]
- (b) interior public space, including atria and other similar spaces, provided that:
 - (i) the excluded area shall not exceed the lesser of 10 percent of the permitted floor area or 604 m²;
 - (ii) the excluded area shall be secured by covenant and right of way in favour of the City of Vancouver which set out public access and use; and
 - (iii) the Director of Planning first considers all applicable policies and guidelines adopted by Council.

7.5 The total floor area in each sub-area for the uses listed in Table 2 shall not exceed the applicable totals set opposite such uses, and any use permitted by section 3 but not listed in Table 2 is not limited by this sub-section 7.5.

Table 2 - Maximum Floor Area (in square metres)

Use	1	2	3	4	5	6	7	8	9	10
Residential Uses	34 000	14 600	N/A	20 100	N/A	18 300	39 100	22 600	N/A	43 300
Retail, Service and Office uses	N/A	1 200	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Office, Cultural, Recreational, and Institutional Uses*	N/A	1 395	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Neighbourhood House	N/A	930	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community Gymnasium	N/A	740	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Child Day Care Facility	N/A	650	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
School - Elementary	N/A	2 320	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

[8340; 01 06 05] [8824; 04 04 06]

* Note: This additional 1 395 m² of community service space is to be made available to social and community and service organizations only.

7.6 Despite sub-section 7.5, the Development Permit Board may permit an increase in the maximum floor area for residential uses of 5% in each of sub-areas 7, 8 and 10 but the aggregate maximum floor area for all sub-areas must not exceed 192 000 m². [8340; 01 06 05] [8824; 04 04 06]

7.7 The maximum number of units in each sub-area shall be as set out in Table 3.

Table 3 - Maximum Number of Dwelling Units

Use	1	2	3	4	5	6	7	8	9	10
Maximum Number of Units	475	258	N/A	282	N/A	255	515	338	N/A	647

[8340; 01 06 05]

7.8 Notwithstanding section 7.7, the Development Permit Board may permit an increase in the maximum number of residential units by 5 percent in each sub-area, provided that the development total does not exceed 2,800 units.

- 8 Height
The maximum building height measured above the base surface, but excluding the mechanical penthouse and roof, shall be as set out in Table 4.

Table 4 - Maximum Height (in metres)

Use	1	2	3	4	5	6	7	8	9	10
Maximum Height	56	48	N/A	56	N/A	53	51	67	N/A	72

[8340; 01 06 05]

- 9 Residential Component
- 9.1 Any development which combines residential with any other use shall have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.
- 9.2 Private, semi-private, and public outdoor spaces shall be clearly separated and distinguished from each other.
- 10 Parking
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:
- (a) multiple dwelling uses shall provide a minimum of one space for each 250 m² of gross residential floor area plus 0.75 space for each dwelling unit;
 - (b) seniors supportive or assisted housing use shall provide
 - (i) a minimum of 1 space for each 100 m² of gross floor area for each residential unit consisting of less than 50 m² of gross floor area,
 - (ii) a minimum of 1 space for each 70 m² of gross floor area for each residential unit consisting of 50 m² or more and less than 70 m² of gross floor area,
 - (iii) a minimum of 1 space for each 70 m² of gross floor area for each residential unit consisting of 70 m² or more of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided,
 - (iv) passenger space requirements for Community Care Facility - Class B, and [9674; 08 06 24]
 - (v) a minimum of two disability spaces, and, after the first 30 spaces, a minimum of one disability space for every 15 off-street parking spaces. [8340; 01 06 05]
 - (c) cultural, recreational and institutional uses shall provide parking as determined by the Director of Planning, in consultation with the City Engineer.
[7717; 97 03 25] [8824; 04 04 06]
- 11 Loading
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that one loading bay shall be provided for every 200 dwelling units.

12 Acoustics

All development permit applications shall 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 shall 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.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

This is Schedule "C" to
By-law No. 7204

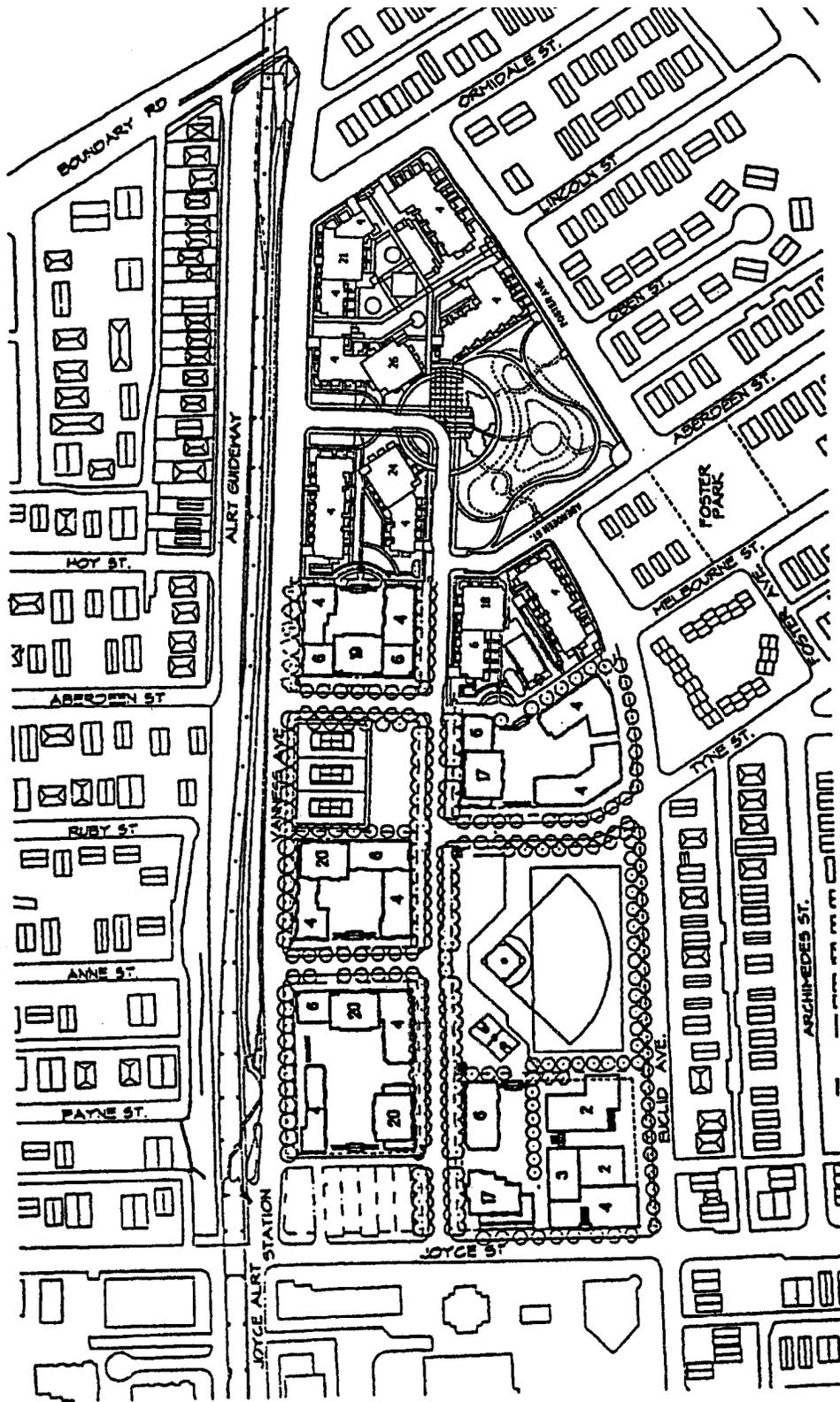
Development Plan
of CD-1 (314)

1 Intent

The following schedule sets forth the amenities, facilities, utilities, services and land (hereinafter referred to as infrastructure), to be provided to the City, together with the time at which each item is to be provided.

Item of Infrastructure	Time for Provision
<p><i>Phase 2</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 2, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p> <p>The land for a park, generally as shown in Figure 7 to the Development Plan, and improvements, satisfactory to the General Manager of Parks and Recreation.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 2.</p>

Item of Infrastructure	Time for Provision
<p><i>Phase 3</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 3, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 3.</p>
<p><i>Phase 4</i></p> <p>A street system, satisfactory to the City Engineer, generally in accordance with Figure 6 to the Development Plan.</p> <p>A pedestrian pathway system satisfactory to the City Engineer, generally in accordance with Figure 8 to the Development Plan.</p> <p>A system of watermains, pipers, valves, hydrants, meters and other appliances necessary for the distribution of water to service Phase 4, satisfactory to the City Engineer.</p> <p>A system of sewerage and drainage including all necessary appliances and equipment therefor.</p> <p>Utilities, such as B.C. Tel, B.C. Hydro, Cable, B.C. Gas, to service the site, satisfactory to the City Engineer.</p> <p>The land for a park, generally as shown in Figure 7 to the Development Plan, and improvements, satisfactory to the General Manager of Parks and Recreation.</p>	<p>In accordance with an agreement to provide such infrastructure, entered into prior to any application to develop pursuant to the Development Plan or prior to subdivision of Phase 3.</p>



• building heights are stated as number of storeys
FIGURE 1 - ILLUSTRATIVE SITE PLAN

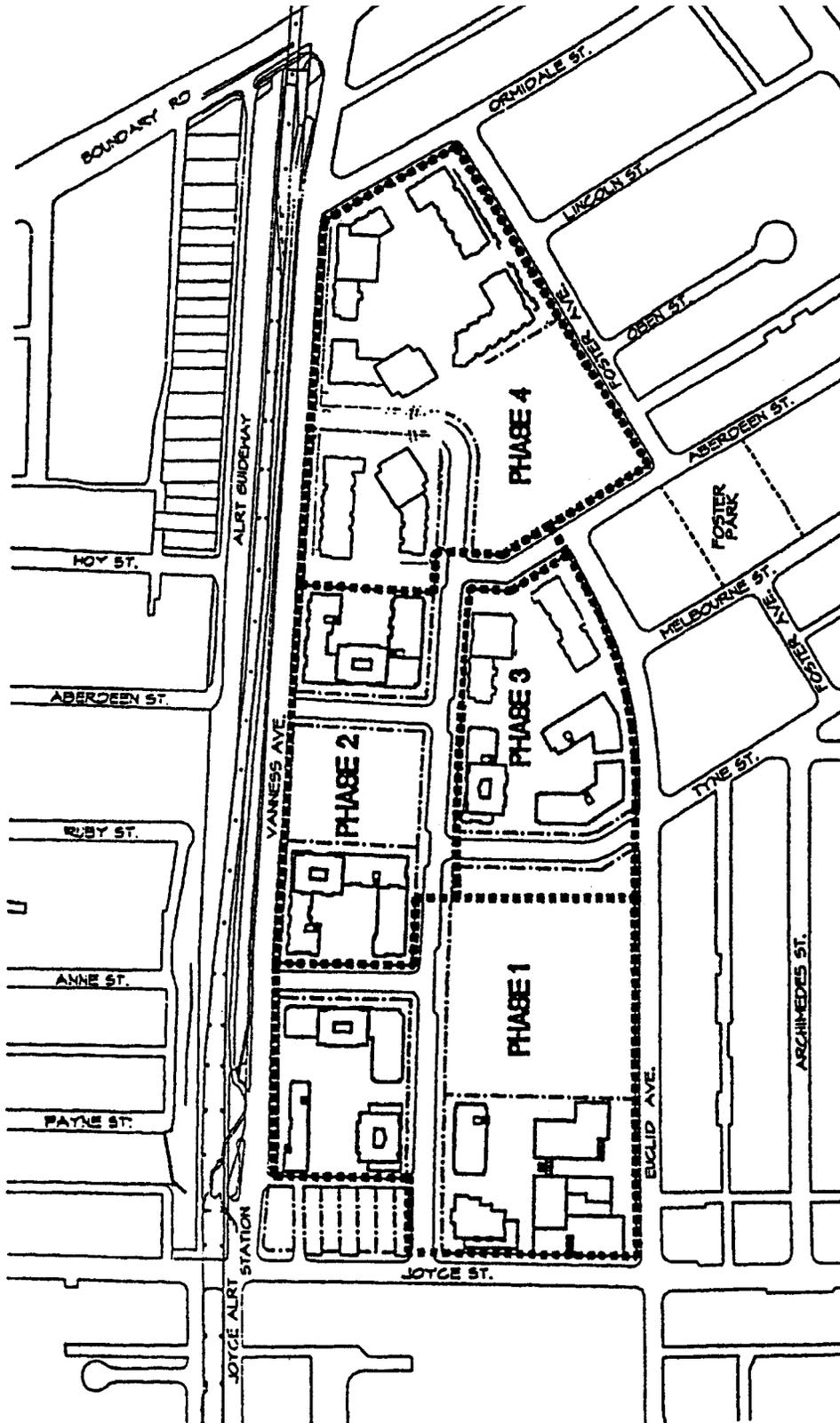


FIGURE 3- PHASING PLAN

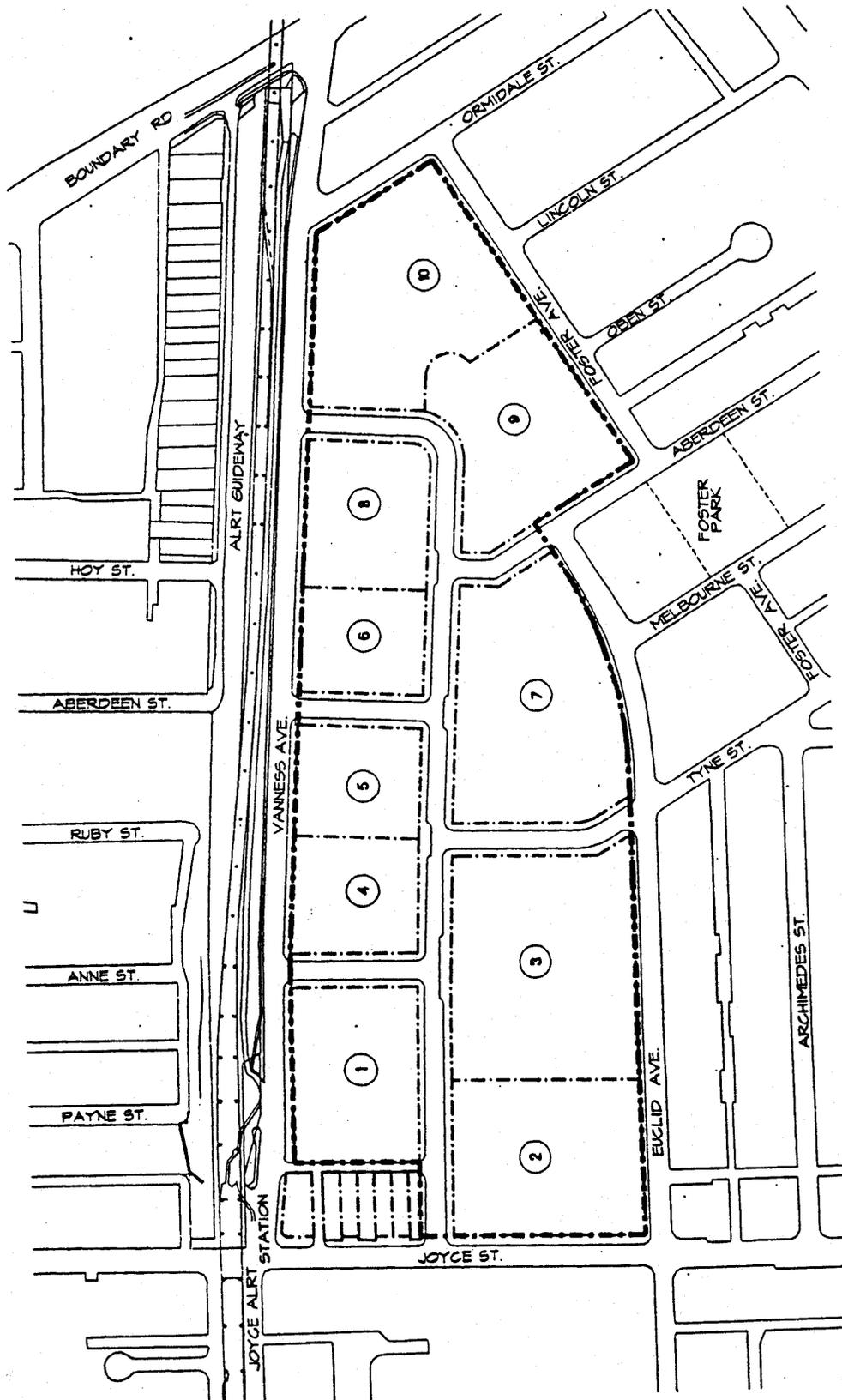
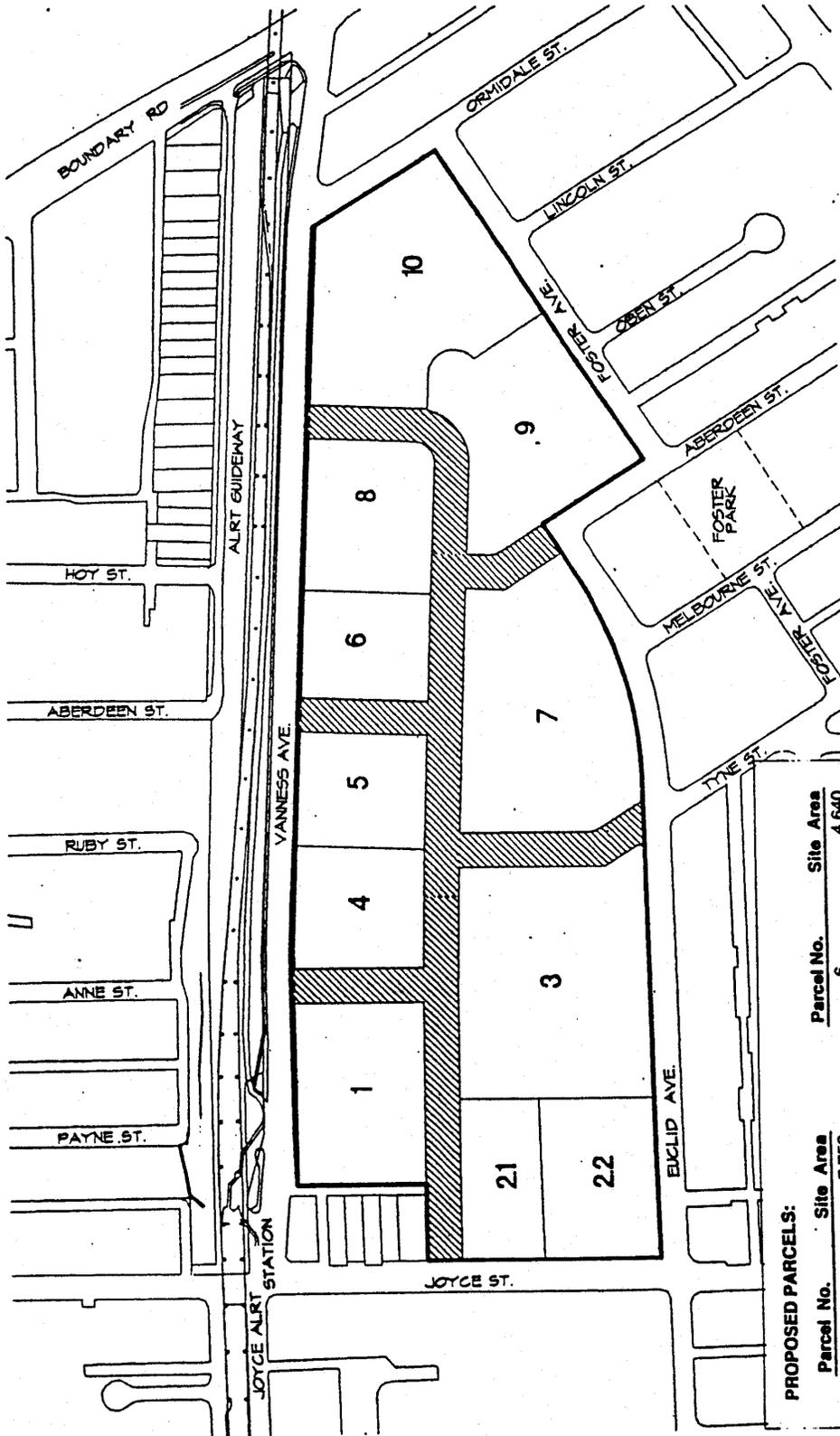


FIGURE 4 - SUB AREAS PLAN



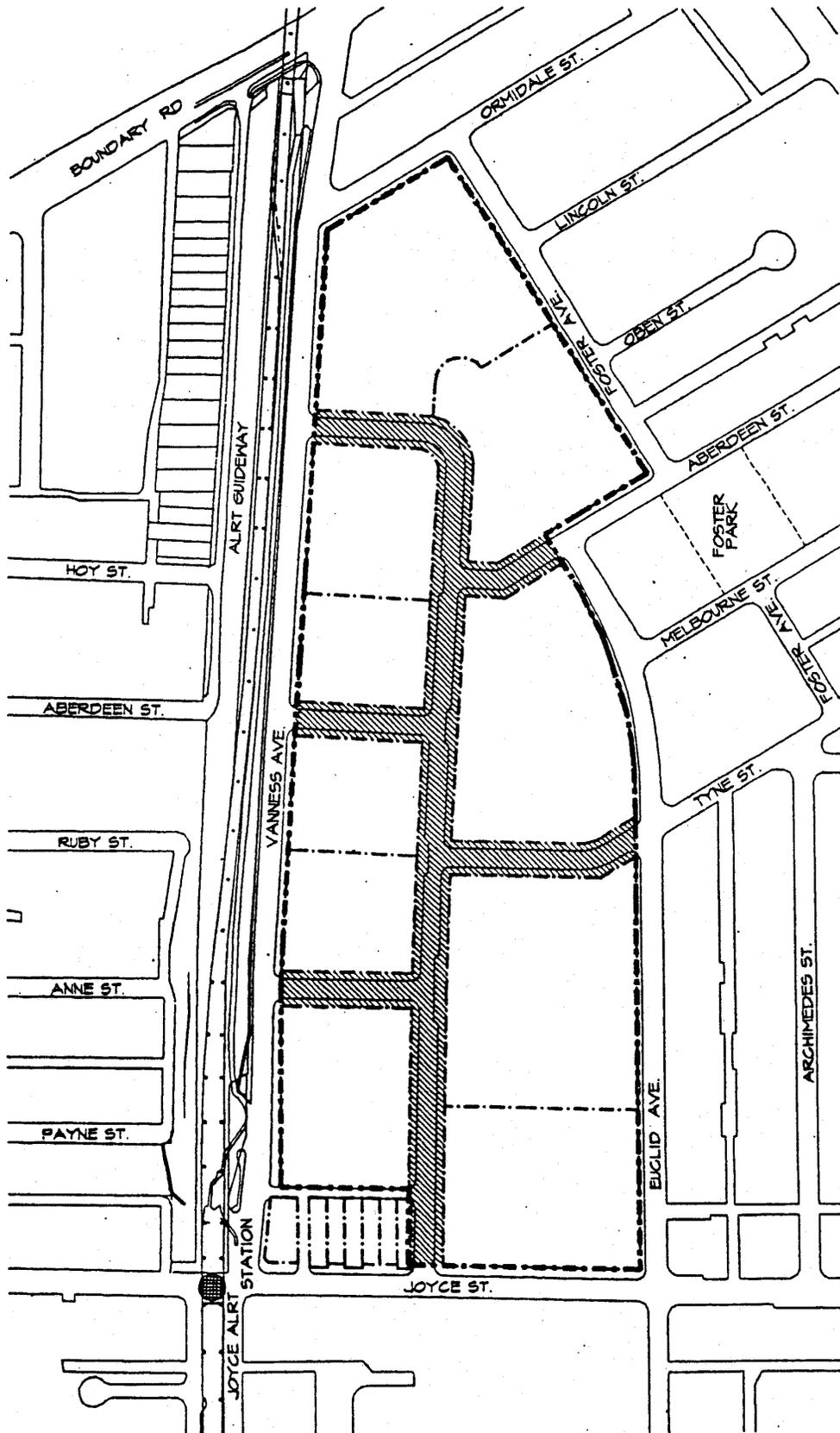
PROPOSED PARCELS:

Parcel No.	Site Area	Parcel No.	Site Area
1	7 750	6	4 640
2,1	4 380	7	14 000
2,2	6 130	8	6 500
3 (Park)	15 100	9 (Park)	10 100
4	5 200	10	13 400
5 (Park)	4 900		

 - OPEN STREETS (TO BE DEDICATED)

• all areas stated, are approximate (subject to final subdivision approval) and are in square metres.

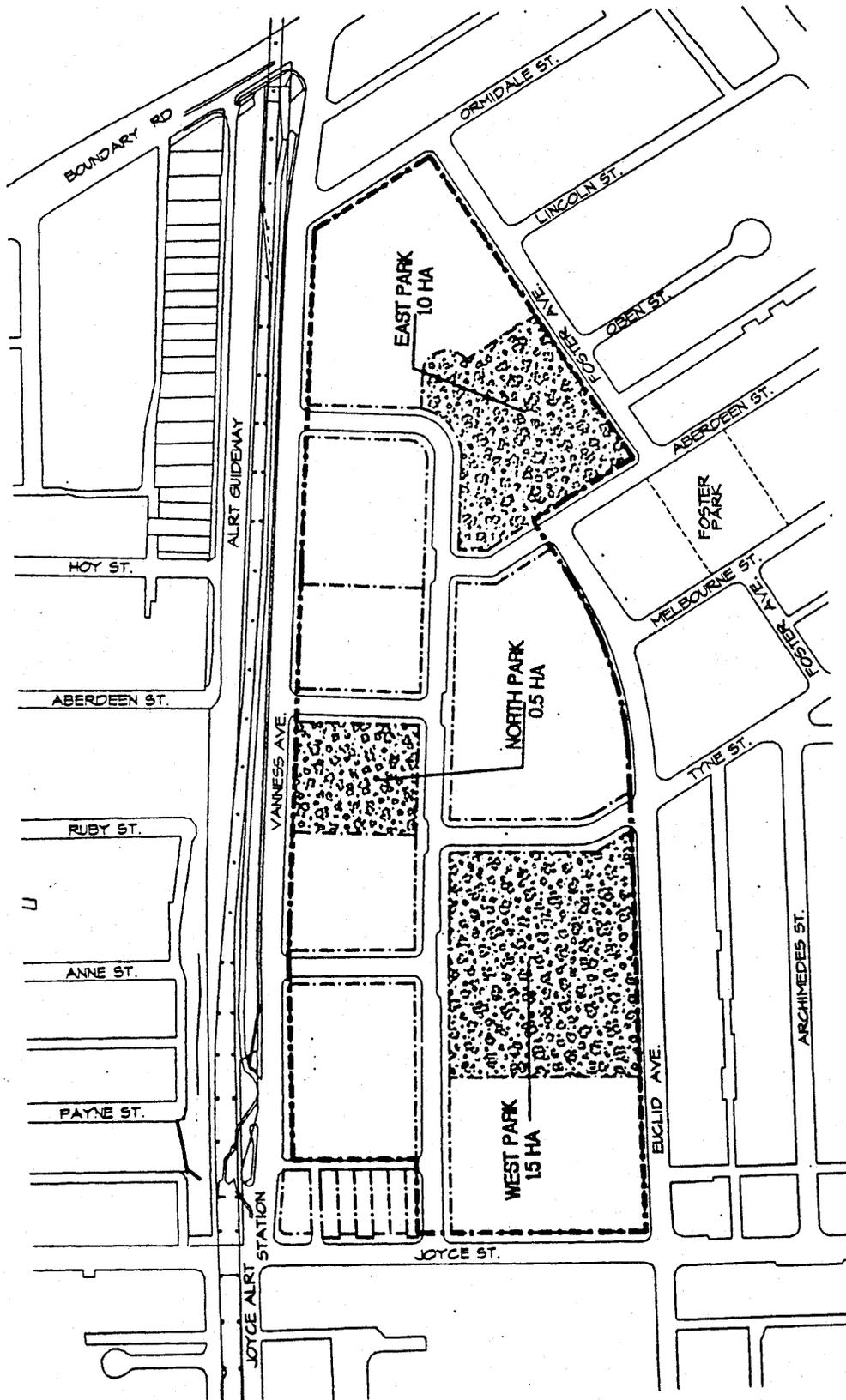
FIGURE 5 - PARCEL BOUNDARIES AND AREAS - PROPOSED



-  - OPEN STREETS (R.O.W. DEDICATED)
-  - ALRT STATION (JOYCE)



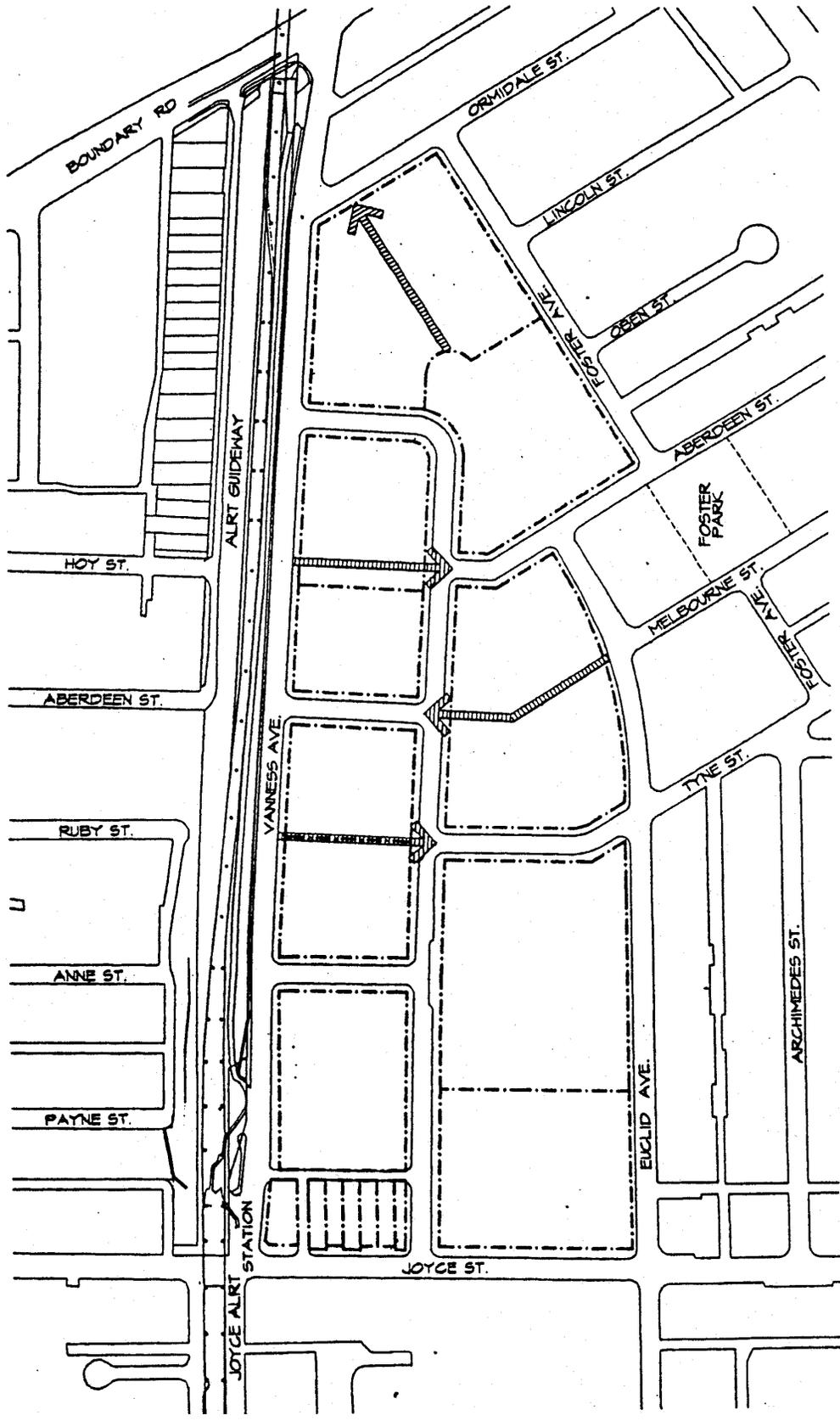
FIGURE 6 - STREETS PLAN



- NEIGHBOURHOOD PARKS
 TOTAL PARK PROVIDED - 30 HA



FIGURE 7 - PARKS PLAN




 - GRADE LEVEL PATHWAYS. PEDESTRIAN WALKWAY NETWORK
 (IN ADDITION TO PEDESTRIAN SIDEWALKS ALONG CITY STREETS AND
 ACCESS THROUGH PARK AREAS)



FIGURE 8 - PEDESTRIAN PATHS PLAN