



City of Vancouver *Zoning and Development By-law*

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CD-1 (206)

8118-8298 Granville Street

By-law No. 6307

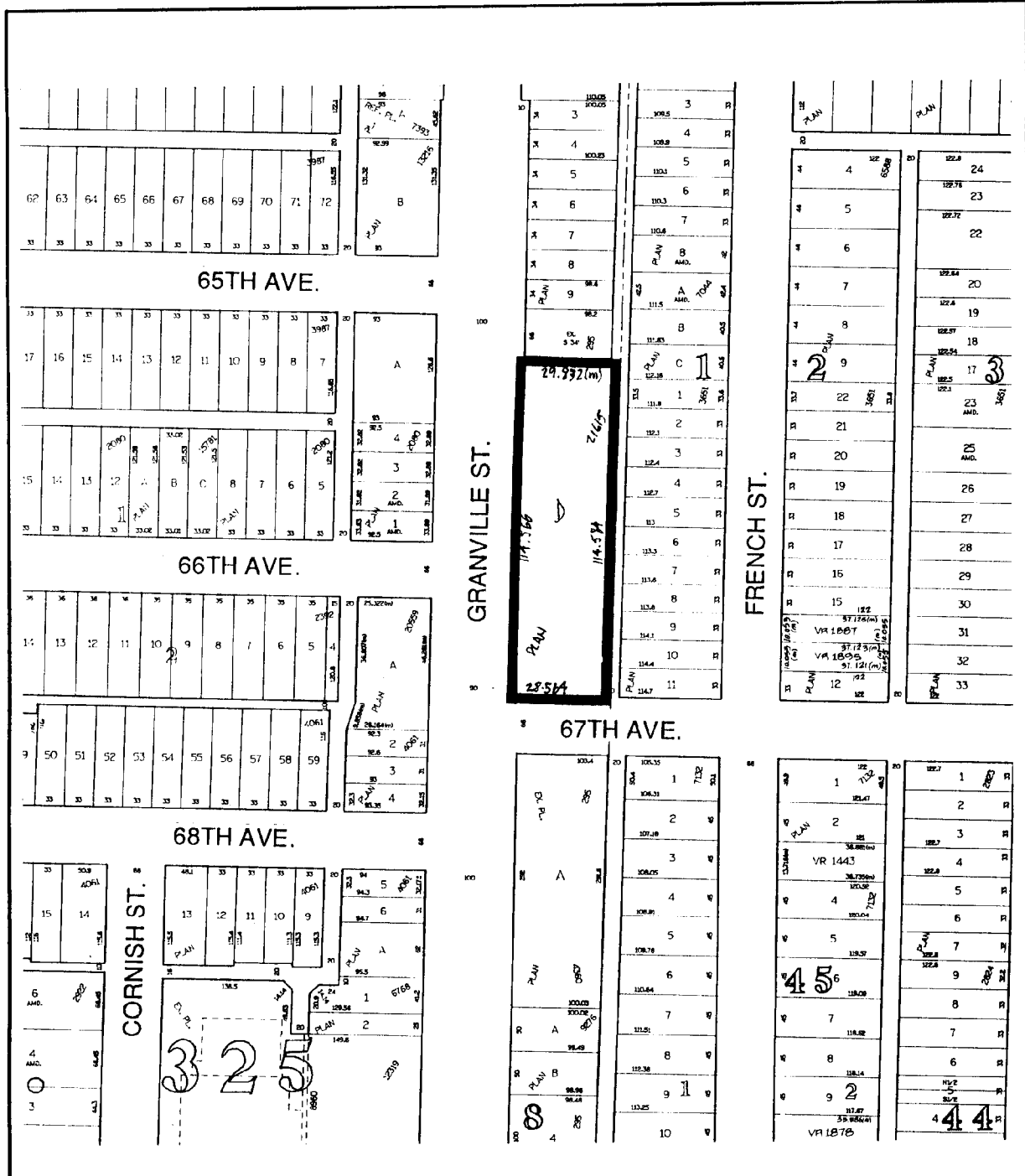
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective February 25, 1988

(Amended up to and including By-law No. 8169, dated March 14, 2000)

- 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 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) retail uses, service-commercial uses including restaurant, office uses including medical office, fitness centre, library, museum and archives; [6920; 92 01 07]
 - (b) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
The maximum floor space ratio, computed in accordance with the C-2 District Schedule, shall be 1.32.
- 3.1 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**
The maximum building height, measured above the base surface, shall be 15.0 m (49.2 ft.).
- 5 **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for a restaurant the requirement shall be as follows:
- one space per 50 m² Gross Floor Area up to 100 m²; then
 - one space per 10 m² Gross Floor Area from 100 m² to 500 m²; and
 - one space per 20 m² Gross Floor Area above 500 m²;
- and that for a fitness centre the requirement shall be a minimum of one space per 10 m² Gross Floor Area. [6920; 92 01 07]
- 6 **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 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 to certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6307 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
From **C-1** to **CD-1** by By-law No. 6307

CD-1 (206) 8118-8298 Granville St. City of Vancouver Planning Department	date prepared: Dec. 1992	
	sectional(s): M-24	
	scale: 1:2000	

8200 Granville Street

BY-LAW NO. 6307

A By-law to amend the
Zoning and Development By-law,
being By-law No. 3575

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-342(d) 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. The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
 - (a) retail uses, service-commercial uses including restaurant, and office uses including medical office;
 - (b) accessory uses customarily ancillary to the above uses.
3. Floor Space Ratio
The maximum floor space ratio, computed in accordance with the C-2 District Schedule, shall be 1.32.
4. Height
The maximum building height, measured above the base surface, shall be 15.0 m (49.2 ft.).
5. Off-street Parking
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for a restaurant the requirement shall be as follows:

- one space per 50 m² Gross Floor Area up to 100 m²; then
- one space per 10 m² Gross Floor Area from 100 m² to 500 m²; and
- one space per 20 m² Gross Floor Area above 500 m².

6. Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

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

DONE AND PASSED in open Council this 25th day of February , 1988.

(signed) Gordon Campbell

Mayor

(signed) Maria 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 25th day of February 1988, and numbered 6307.

CITY CLERK"

BY-LAW No. 6307 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

SCHEDULE A

THE PROPERTY SHOWN BELOW ([redacted]) OUTLINED IN BLACK
IS REZONED: FROM **C-1** TO **CD-1**



SCALE: 1:2000

FILE No. RZ 8200 Granville St.

Z-342(d)

CITY OF VANCOUVER
MEMORANDUM

Item 3.
8118-8298 Granville

From: CITY CLERK

Date: Nov. 29, 1991

To: City Manager
 Director, Planning
 Associate Director, Central Area Projects Division
 Associate Director, Land Use & Development Division
 Director, Legal Services
 Director, Housing & Properties
 City Engineer

Refer File: P.H. #255
 G/Manager, Parks & Recreation
 Director, Public Library
 Director, Social Planning

Subject: Public Hearing - November 21, 1991

I wish to advise you of the attached Minutes of the Special Council (Public Hearing) meeting of November 21, 1991.

Please note any items contained therein for your attention.

Maria Tricella
CITY CLERK

:ci
Att.

Also sent to: Mr. Michael Geller
The Geller Group
#270 - 601 West Cordova Street
Vancouver V6B 1G1

Mr. Derek Whitehead
Hotson Bakker Architects
#408 - 611 Alexander Street
Vancouver V6A 1E1

Mr. Robert Kemp
Penreal Developments Ltd.
#700 - 1090 West Georgia Street
Vancouver V6E 3V7

Mr. Felix Keskula
#1002 - 2165 West 40th Avenue
Vancouver V6M 1W4

Mr. Victor J. Parker
Ker & Ker Real Estate Ltd.
2021 West 41st Avenue
Vancouver V6M 2B4

NUMBER	M 8301
REFERRED TO	FAS
COPY TO	THF
APPROVED BY	

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 21, 1991, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Campbell
Aldermen Bellamy, Chan, Davies,
Eriksen, Owen, Price, Pull,
Rankin and Wilson

ABSENT: Alderman Yorke

CLERK TO THE COUNCIL: Dennis Back

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Pull,

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

- CARRIED UNANIMOUSLY

Items 1 and 2 were dealt with concurrently, however, for clarity, they are minuted separately.

1. Rezoning: 1601 West Georgia Street (Bayshore Site)

An application by The Westin Bayshore was considered as follows:

REZONING: 1601 WEST GEORGIA (BAYSHORE SITE) [Lot G, Block 54, District Lot 185 and of the Public Harbour of Burrard Inlet, Plan 22258; Lot H of the Public Harbour of Burrard Inlet, Plan 22258; Lots B & F Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 13623, NWD; Lots 10 - 13, Except Parcel 1, (Reference Plan 10377) and Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185, Plan 92, NWD; Lots C, D and E Except Part in Reference Plan 17350, Now Road, Block 54, District Lot 185 and of the bed and foreshore of Burrard Inlet, Plan 12623, NWD]

Cont'd

✓ No. CD 1
File

Clause No. 2 cont'd

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

MOVED by Ald. Puil,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment: CD-1 By-law No. 6307; 8118-8298 Granville Street

An application by Hotson Bakker Architects was considered as follows:

TEXT AMENDMENT: CD-1 BY-LAW No. 6307; 8118 - 8298 GRANVILLE STREET (Lot D, Block 8, D.L. 325, Plan 21625)

(i) If approved, the proposed text amendment would add "fitness centre", "library", "museum" and "archives" as additional permissible uses on this site.

(ii) Any consequential amendments.

The Director of Planning recommended approval.

There were no speakers for or against this application.

MOVED by Ald. Davies,
THAT the application be approved.

- CARRIED UNANIMOUSLY

8118-8298 Granville Street
(8200 Granville Street)

BY-LAW NO. 6920

A By-law to amend
By-law No. 6307,
being a By-law which amended the
Zoning and Development By-law
by rezoning an area to CD-1

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

1. Section 2 of By-law No. 6307 is amended by deleting clause
(a) and substituting therefor the following:

"(a) retail uses, service-commercial uses including restaurant,
office uses including medical office, fitness centre,
library, museum and archives;"

2. Section 5 is amended by changing the final period to a
semicolon and by adding thereafter the following:

"and that for a fitness centre the requirement shall be a minimum
of one space per 10 m² Gross Floor Area."

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

DONE AND PASSED in open Council this 7th day of
January, 1992.

(Signed) Gordon Campbell
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 7th day of January 1992,
and numbered 6920.

CITY CLERK "

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 10, 1987 in the Auditorium of Kitsilano Secondary School, 2550 West 10th Avenue, Vancouver at approximately 8:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Campbell
Aldermen Baker, Caravetta, Davies,
Eriksen, Owen, Price and
Taylor

ABSENT: Alderman Bellamy
Alderman Boyce
Alderman Puil (on Civic Business)

CLERK TO THE COUNCIL: Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Davies,
SECONDED by Ald. Owen,
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.

- CARRIED UNANIMOUSLY

1. Rezoning - 8200 Granville Street
- Old White Spot Site

Council considered an application of Hotson Bakker, Architects
as follows:

REZONING: LOCATION - 8200 GRANVILLE STREET - Old White Spot Site
(Lots Rem. 9, 10, 11, 12 and S.34 feet of 13, Block B, D.L. 325,
Plan 295)

Present Zoning: C-1 Commercial District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would accommodate the
use and development of the site generally as follows:

- retail, service-commercial and office uses;
- maximum floor space ratio of 1.25;
- maximum height of 49.2 feet; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law No. 4810.

(iii) Any consequential amendments.

Cont'd.....

Rezoning - 8200 Granville Street
- Old White Spot Site (Cont'd)

The Director of Planning recommended approval subject to the following conditions proposed for adoption by resolution of Council:

- (a) That, prior to the enactment of the CD-1 by-law, the detailed scheme of development in a development permit application be first approved by the Director of Planning having particular regard to:
 - design development to the front parking area;
 - location of the underground parking access to the satisfaction of the City Engineer; and
 - utilities to be underground from the closest existing suitable pole.

- (b) That the approved form of development is adopted in principle, generally as prepared by Hotson Bakker, Architects and stamped "Received, City Planning Department, October 14, 1987" provided that the Director of Planning may allow minor alterations to this approved form of development when approving the detailed scheme of development as outlined in resolution (a) above.

- (c) That also prior to the enactment of the CD-1 by-law the property owner dedicates a 3.048 m (10 ft.) strip along Granville Street to the City for road widening purposes.

In his staff review Mr. D. Thomsett, Planner, noted the residential component originally proposed for this development had met with some opposition from the neighbouring residents and subsequently the applicant deleted it from the project. The application now before the Public Hearing dealt only with the commercial component, i.e. two commercial buildings linked by underground parking, providing a mixed use restaurant, retail and office development which would have a positive impact on the surrounding area and enhance the Marpole commercial strip, as recommended in the Marpole Plan.

Mr. Thomsett advised subsequent to the agenda being prepared the applicant had requested a slight increase in the floor space ratio to 1.32 f.s.r. to accommodate some additional underground storage space. As the increase from 1.25 f.s.r. was marginal, the Director of Planning recommended the draft by-law be approved accordingly. Circulated at the Public Hearing was the following information respecting this request:

		<u>FSR</u>
DRAFT BY-LAW	45,000 sq. ft.	1.25
<u>Plans as submitted</u>		
Covered Areas (corridors)	765 sq. ft.	
Second floor mechanical	300 sq. ft.	
Basement storage	130 sq. ft.	
	1,195 sq. ft.	1.28
<u>Revised Plans</u>		
Increased basement storage	+ 1,300 sq. ft.	1.32
TOTAL FLOOR AREA	47,500 sq. ft.	

Cont'd....

Rezoning - 8200 Granville Street
- Old White Spot Site (Cont'd)

Responding to a question from the Mayor, the City Manager explained the legal implication of increasing the f.s.r. figure over that advertised in the official notice of the Public Hearing. If a challenge resulted, and that appeared unlikely in view of the minimal increase involved, Council had recourse to go back to a Public Hearing.

There were no speakers for or against the application.

MOVED by Ald. Davies,

THAT the application of Hotson, Bakker, Architects, be approved following amendment to allow a maximum 1.32 f.s.r., subject to the conditions proposed by the Director of Planning as set out in this Minute of the Public Hearing.

- CARRIED UNANIMOUSLY

2. Rezoning - 2060 West 10th Avenue

An application of Neale Staniszkis Doll, Architects, was considered as follows:

REZONING: LOCATION - 2060 WEST 10TH AVENUE (Lots 4, 5 and 6, Block 365, D.L. 526, Plan 1949)

Present Zoning: M-1 Industrial District

Proposed Zoning: CD-1 Comprehensive Development District

(i) The draft CD-1 By-law, if approved, would accommodate the use and development of the site generally as follows:

- commercial uses not to exceed 13,000 square feet and including retail, service-commercial and office uses but not including medical office and restaurant uses;
- 39 dwelling units of which 27 shall be wheelchair accessible;
- maximum floor space ratio of 2.50;
- maximum height of 50 feet;
- provisions regarding acoustic treatment of dwelling units; and
- provisions regarding off-street parking and loading.

(ii) Amend Sign By-law, No. 4810.

(iii) Any consequential amendments.

The Director of Planning recommended the application be refused.

Circulated at the Public Hearing was a Manager's Report dated December 2, 1987 in which the Director of Planning responded to Council's request of November 3, 1987, to report back on the feasibility of rezoning M-1 zoned sites east of the Arbutus rail line and north of 12th Avenue to RM-3A1 or higher density. The report was prepared for consideration at the Public Hearing since the Director felt approval of the rezoning application for 2060 West 10th Avenue, would undoubtedly set a precedent for other zoning initiatives in the area. The report was received for information at the Council meeting of December 8, 1987.

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