



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (437)

3585 Graveley Street

By-law No. 9154

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

Effective November 1, 2005

(Amended up to and including By-law No. 9311, dated June 13, 2006)

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 (437).

2.2 Subject to Council approval 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 (437) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Cultural and Recreational Uses, limited to:
 - (i) Artist Studio - Class B, subject to section 11.18 of the Zoning and Development By-law, and to the provisos that the change of use applies to floor space existing as of September 10, 1996 and that additions do not exceed 10% of the existing floor space, and
 - (ii) Billiard Hall, Bingo Hall, Bowling Alley, Casino - Class 1, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Park or Playground, Rink, Swimming Pool, and Theatre;
- (b) deposition or extraction of material so as to alter the configuration of the land;
- (c) Dwelling Uses, limited to:
 - (i) Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain or protect the premises in which the dwelling unit is situate, and
 - (ii) Residential Unit associated with and forming an integral part of an artist studio – class B, subject to section 11.19 of the Zoning and Development By-law;
- (d) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Church, Public Authority Use, School – Elementary or Secondary, School – University or College, and Social Service Centre;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class A, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class A, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Manufacturing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Transportation Equipment Manufacturing, Vegetable Manufacturing, and Wood Products Manufacturing - Class B;
- (f) Office Uses, limited to General Office but not including the offices of accountants, lawyers, or notary publics, or the offices of real estate, advertising, insurance, travel, or ticket agencies;
- (g) Parking Uses;
- (h) Retail Uses, limited to:
 - (i) Gasoline Station – Full Serve and Gasoline Station – Split Island, subject to section 11.10 of the Zoning and Development By-law, and
 - (ii) Furniture or Appliance Store, Liquor Store, Retail Store, and Vehicle Dealer;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 9154 or provides an explanatory note.*

- (i) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Laundry or Drycleaning Establishment, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant, Repair Shop – Class A, Repair Shop – Class B, Restaurant – Class 1, Restaurant – Drive-in, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, Sign Painting shop, and Work Shop;
- (j) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (k) Utility and Communication Uses, limited to:
 - (i) Public Utility but only on a site not less than 61.0 m from any R District,
 - (ii) Radiocommunication Station and Recycling Depot, and
 - (iii) Waste Disposal Facility but only for the transfer, sorting, or recycling of refuse or garbage;
- (l) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop existing as of November 26, 1996, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B;
- (m) Accessory Buildings customarily ancillary to any of the uses permitted by this section 2.2, except that:
 - (i) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof, and
 - (ii) the total floor area of an accessory building, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site;
- (n) Accessory Uses customarily ancillary to any of the use permitted by this section 2.2, except that:
 - (i) accessory use does not include accessory retail use in conjunction with wholesale uses set out in this section 2.2,
 - (ii) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
 - (iii) a wall must separate the floor area in accessory retail use accessible to the general public from the floor area in other uses; and
- (o) any other use that the Development Permit Board considers comparable in nature to the uses listed in this section 2.2.

3 Conditions of use

Despite section 2.2, a use in CD-1 (437) must not include:

- (a) the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station – full serve or gasoline station – split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;
- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals or live poultry or other fowl; or
- (d) the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

4 Density

4.1 The floor space ratio for:

- (a) all uses combined must not exceed 3.00;
- (b) all general office uses combined must not exceed 1.38;
- (c) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop – class A and work shop uses, combined, must not exceed 3.0;
- (d) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and
- (e) all other uses combined must not exceed 1.0.

4.2 Despite section 4.1, the floor area for retail uses, including accessory retail but not including vehicle dealer, must not exceed 1 000 m².

4.3 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground, measured to the extreme outer limits of the building.

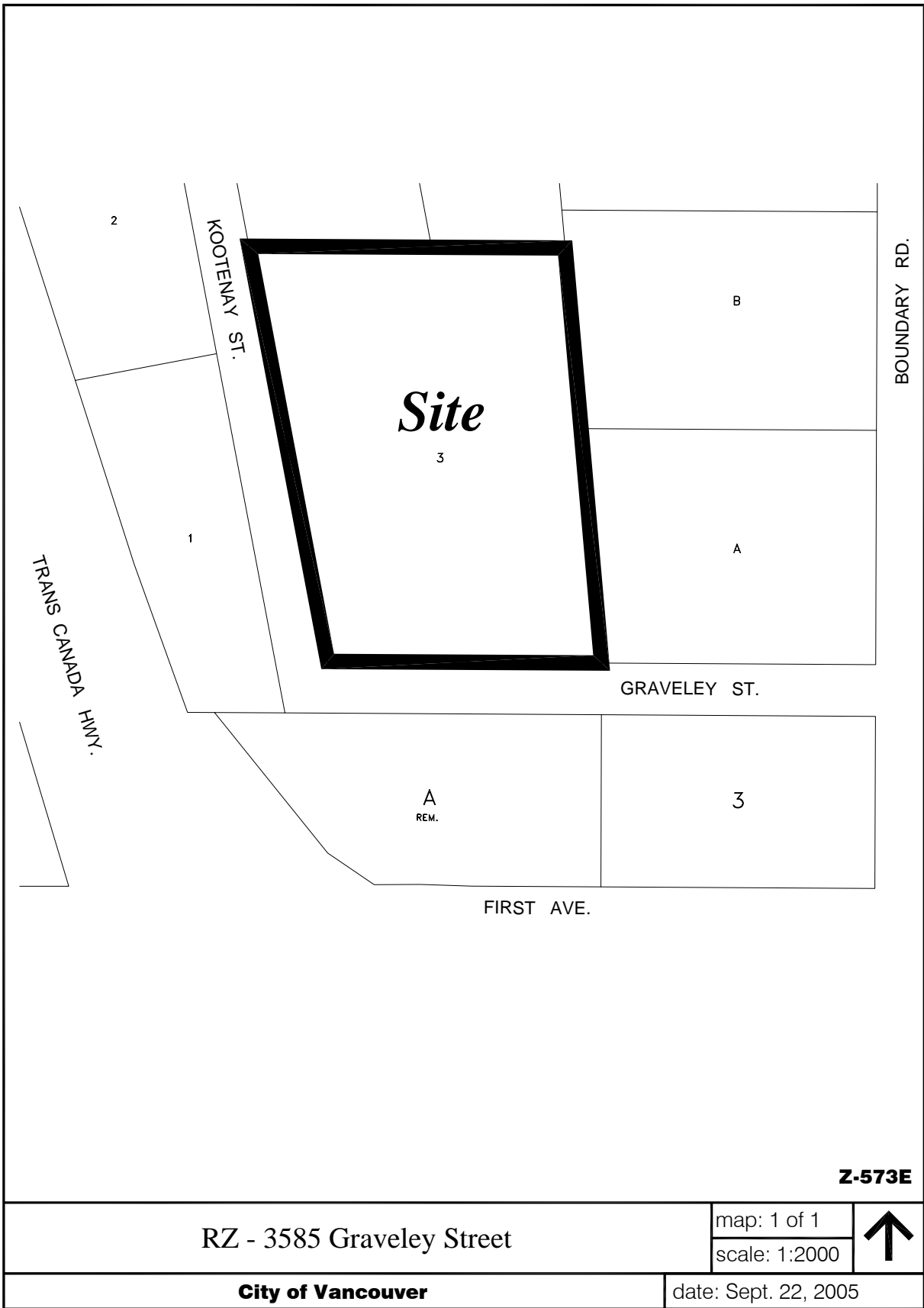
4.4 Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes, if 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, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) storage space below base surface associated with an artist studio – class B to a maximum exclusion of 20 m² for each such studio;
- (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 except that:
 - (i) the total excluded area must not exceed the lesser of 20% of the permitted floor space and 100 m², and
 - (ii) in the case of a child day care centre, the Director of Planning, on advice from the Director of Social Planning, is satisfied that a need exists for a day care facility in the building or in the immediate neighbourhood; and
- (f) 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, except that this clause is not to apply to walls in existence before March 14, 2000.

4.5 The Director of Planning or Development Permit Board, as the case may be, may relax the maximum floor space ratio for general office use under section 4.1(b) for manufacturer's agent, import broker, or similar uses if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council; and

- (b) the extent to which building design conforms to industrial standards for wholesale uses including consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces.
- 4.6** The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion. [9311; 06 06 13]
- 5** Building height
- 5.1** The building height, measured above base surface, must not exceed 18.3 m.
- 5.2** Despite section 5.1, the Director of Planning or Development Permit Board, as the case may be, may allow an increase in the height of a building to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board first considers:
- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
 - (b) the submission of any advisory group, property owner, or tenant; and
 - (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
 - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, or 2 p.m. on September 21 and March 21, and
 - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.
- 6** Front yard and setback
A front yard is not necessary.
- 7** Side yards and setback
A side yard is not necessary but any side yard provided must be at least 0.9 m wide.
- 8** Rear yard and setback
- 8.1** A rear yard is necessary, and must be at least 3.1 m deep, except that if the rear of the site abuts a lane the minimum depth is 3.1 m less the lane width between the rear property line and ultimate centre line of the lane.
- 8.2** Despite section 8.1, the Director of Planning or Development Permit Board, as the case may be, may waive the requirement for a rear yard if the Director of Planning or Development Permit Board is satisfied that the site is in an area where rear access to the site and adjacent sites is not likely necessary, and the site is large enough to provide adequate open space.
- 9** Parking and loading, and bicycle storage
Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.
- 10** Severability
A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.
- 11** *[Section 11 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.]*



RZ - 3585 Graveley Street

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Sept. 22, 2005

3585 Graveley Street
(VANOC)

BY-LAW NO. 9154

**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-573E 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 (437).

2.2 Subject to Council approval 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 (437) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Cultural and Recreational Uses, limited to:
 - (i) Artist Studio - Class B, subject to section 11.18 of the Zoning and Development By-law, and to the provisos that the change of use applies to floor space existing as of September 10, 1996 and that additions do not exceed 10% of the existing floor space, and
 - (ii) Billiard Hall, Bingo Hall, Bowling Alley, Casino - Class 1, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Park or Playground, Rink, Swimming Pool, and Theatre;
- (b) deposition or extraction of material so as to alter the configuration of the land;

- (c) Dwelling Uses, limited to:
 - (i) Dwelling Unit for the use only of a caretaker, watchperson, or other individual similarly employed to maintain or protect the premises in which the dwelling unit is situate, and
 - (ii) Residential Unit associated with and forming an integral part of an artist studio - class B, subject to section 11.19 of the Zoning and Development By-law;
- (d) Institutional Uses, limited to Ambulance Station, Child Day Care Facility, Church, Public Authority Use, School - Elementary or Secondary, School - University or College, and Social Service Centre;
- (e) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class A, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class A, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A, Non-metallic Mineral Products Manufacturing - Class B, Paper Manufacturing, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Manufacturing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Transportation Equipment Manufacturing, Vegetable Manufacturing, and Wood Products Manufacturing - Class B;
- (f) Office Uses, limited to General Office but not including the offices of accountants, lawyers, or notary publics, or the offices of real estate, advertising, insurance, travel, or ticket agencies;
- (g) Parking Uses;
- (h) Retail Uses, limited to:
 - (i) Gasoline Station - Full Serve and Gasoline Station - Split Island, subject to section 11.10 of the Zoning and Development By-law, and
 - (ii) Furniture or Appliance Store, Liquor Store, Retail Store, and Vehicle Dealer;

- (i) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Laundry or Drycleaning Establishment, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Restaurant, Repair Shop - Class A, Repair Shop - Class B, Restaurant - Class 1, Restaurant - Drive-in, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, Sign Painting shop, and Work Shop;
- (j) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-storage Warehouse, Packaging Plant, Railway Station or Rail Yard, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (k) Utility and Communication Uses, limited to:
 - (i) Public Utility but only on a site not less than 61.0 m from any R District,
 - (ii) Radiocommunication Station and Recycling Depot, and
 - (iii) Waste Disposal Facility but only for the transfer, sorting, or recycling of refuse or garbage;
- (l) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop existing as of November 26, 1996, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B;
- (m) Accessory Buildings customarily ancillary to any of the uses permitted by this section 2.2, except that:
 - (i) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof, and
 - (ii) the total floor area of an accessory building, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site;
- (n) Accessory Uses customarily ancillary to any of the use permitted by this section 2.2, except that:
 - (i) accessory use does not include accessory retail use in conjunction with wholesale uses set out in this section 2.2,

- (ii) the total area of all accessory uses must not exceed 33 1/3% of gross floor area of the principal and accessory uses combined, and
- (iii) a wall must separate the floor area in accessory retail use accessible to the general public from the floor area in other uses; and
- (o) any other use that the Development Permit Board considers comparable in nature to the uses listed in this section 2.2.

Conditions of use

3. Despite section 2.2, a use in CD-1 (437) must not include:

- (a) the bulk storage, pending distribution off site, of explosives, fireworks, ammunition, matches, flares, radioactive material, coal tar products or derivatives, or, except for a gasoline station - full serve or gasoline station - split island, compressed gas or petroleum;
- (b) the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime, fertilizer, toxic or corrosive chemicals or acids, flammable liquids or solids, scrap or junk, rags or cotton waste, fungicides, herbicides or pesticides, paint, varnish, oil shellac or turpentine, grain, hops or sugar, fish, fish oil or meal, animal oil or fat, or vegetable oil;
- (c) except for an animal clinic, laboratory or retail store, the keeping of live animals or live poultry or other fowl; or
- (d) the storage of goods or materials other than within a completely enclosed building unless a suitable fence or wall restricting public access encloses the yard or portion of the yard containing the goods or materials.

Density

4.1 The floor space ratio for:

- (a) all uses combined must not exceed 3.00;
- (b) all general office uses combined must not exceed 1.38;
- (c) all manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses, and laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop - class A and work shop uses, combined, must not exceed 3.0;

(d) a catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, or sign painting shop must not exceed 1.0; and

(e) all other uses combined must not exceed 1.0.

4.2 Despite section 4.1, the floor area for retail uses, including accessory retail but not including vehicle dealer, must not exceed 1 000 m².

4.3 Computation of floor space ratio must include all floors of all buildings, including accessory buildings, both above and below ground, measured to the extreme outer limits of the building.

4.4 Computation of floor space ratio must exclude:

(a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed eight percent of the residential floor area being provided;

(b) patios and roof gardens, for residential purposes, if 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, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or

(ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

(d) storage space below base surface associated with an artist studio - class B to a maximum exclusion of 20 m² for each such studio;

(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 except that:

(i) the total excluded area must not exceed the lesser of 20% of the permitted floor space and 100 m², and

- (ii) in the case of a child day care centre, the Director of Planning, on advice from the Director of Social Planning, is satisfied that a need exists for a day care facility in the building or in the immediate neighbourhood; and
- (f) 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, except that this clause is not to apply to walls in existence before March 14, 2000.

4.5 The Director of Planning or Development Permit Board, as the case may be, may relax the maximum floor space ratio for general office use under section 4.1(b) for manufacturer's agent, import broker, or similar uses if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council; and
- (b) the extent to which building design conforms to industrial standards for wholesale uses including consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces.

Building height

5.1 The building height, measured above base surface, must not exceed 18.3 m.

5.2 Despite section 5.1, the Director of Planning or Development Permit Board, as the case may be, may allow an increase in the height of a building to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
- (b) the submission of any advisory group, property owner, or tenant; and
- (c) the effect on developments in nearby residential districts of building height, bulk and siting on:
 - (i) daylight access, meaning that there is no shadow impact at 10 a.m., noon, or 2 p.m. on September 21 and March 21, and
 - (ii) visual privacy, meaning the separation of building facades by at least 24.4 m.

Front yard and setback

6. A front yard is not necessary.

Side yards and setback

7. A side yard is not necessary but any side yard provided must be at least 0.9 m wide.

Rear yard and setback

- 8.1 A rear yard is necessary, and must be at least 3.1 m deep, except that if the rear of the site abuts a lane the minimum depth is 3.1 m less the lane width between the rear property line and ultimate centre line of the lane.

- 8.2 Despite section 8.1, the Director of Planning or Development Permit Board, as the case may be, may waive the requirement for a rear yard if the Director of Planning or Development Permit Board is satisfied that the site is in an area where rear access to the site and adjacent sites is not likely necessary, and the site is large enough to provide adequate open space.

Parking and loading, and bicycle storage

9. Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

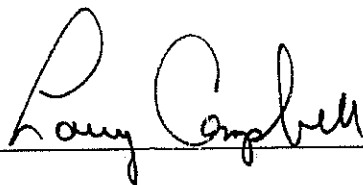
Severability

10. 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

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

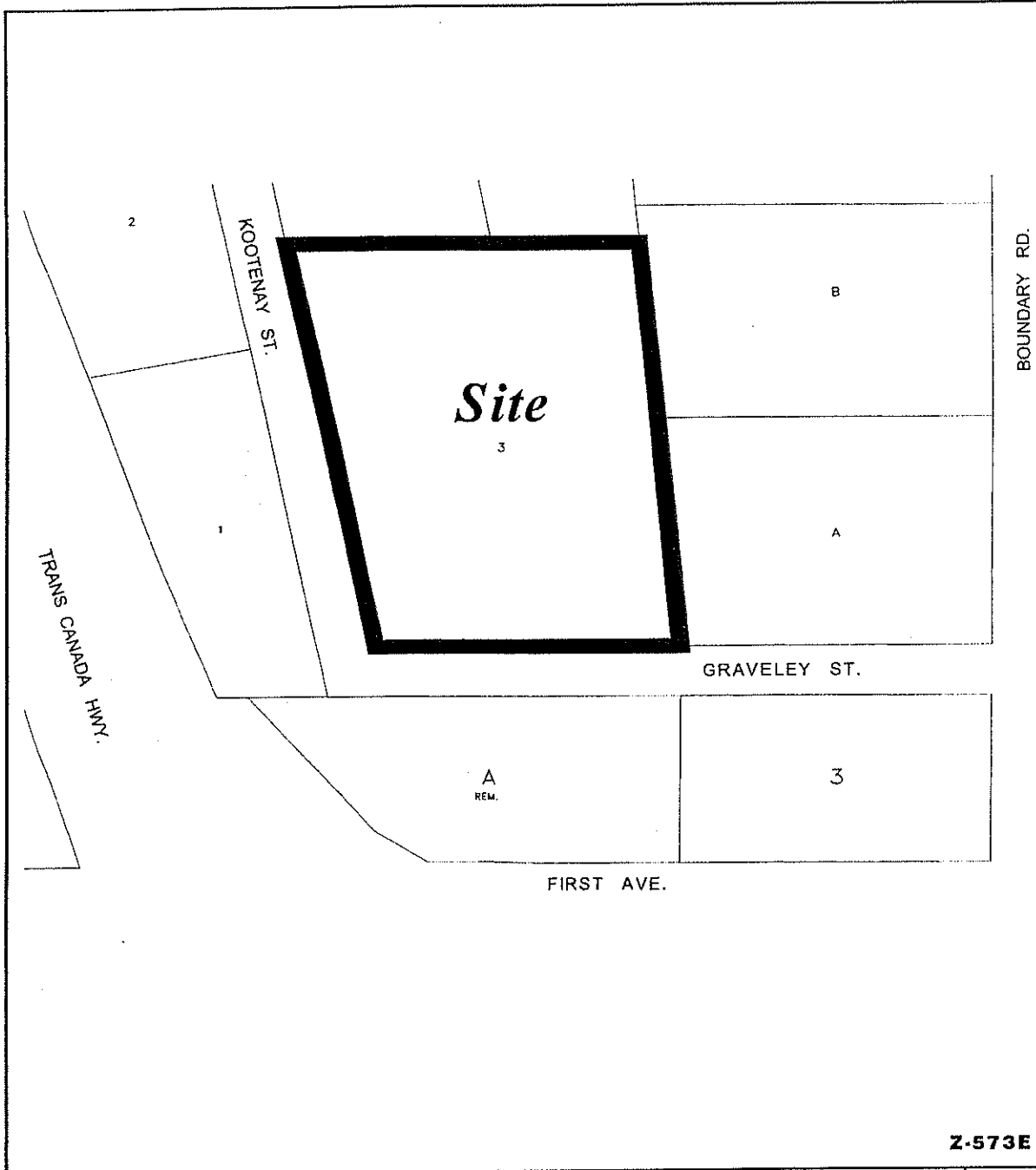
ENACTED by Council this 1st day of November, 2005



Mayor



City Clerk



Z-573E

RZ - 3585 Graveley Street

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Sept. 22, 2005

DD

Miscellaneous text amendments

BY-LAW NO. 9311

A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195, and 9204

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

1. Council repeals section 3.5 of By-law No.'s 8536 and 8546, and section 4.9 of By-law No. 8740.
2. To By-law No. 7679 as section 6.8, By-law No.'s 8587, 9154 and 9167 as section 4.6, By-law No.'s 8592, 8536, 8546, 8978 and 9116 as section 3.5, By-law No. 8740 as section 4.9, By-law No.'s 8819, 8896, 9184, 9190 and 9195 as section 5.5, By-law No.'s 8993, 9088 and 9204 as section 4.5, and By-law No. 9173 as section 5.6, Council adds:

"The use of floor space excluded, under this By-law, from the computation of floor space ratio must not be for any purpose other than that which justified the exclusion."
3. To Section 3 of By-law No.'s 8536 and 8546, Section 4 of By-law No.'s 8587, 9088, 9170 and 9204, and Section 5 of By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190 and 9195, after "Computation of floor space ratio", wherever it appears, Council adds "and floor area".
4. To section 5.4(c) of By-law No. 9173, section 5.3(c) of By-law No.'s 9190 and 9195, and section 4.3(c) of By-law No. 9204, after "bicycle storage,", wherever it appears, Council adds "heating and mechanical equipment,".
5. Council repeals section 6.2 of By-law No.'s 8943 and 9195.
6. Council re-numbers section 7 of By-law No. 8740 as section 7.1, section 6 of By-law No.'s 8896, 9081, 9173, 9184 and 9190 as section 6.1, section 4 of By-law No. 8978 as section 4.1, and section 5 of By-law No.'s 9088, 9170 and 9204 as section 5.1.
7. To By-law No. 7679 as section 7.6, By-law No. 8536 as section 4.3, By-law No.'s 8546, 8592 and 8978 as section 4.2, By-law No. 8587 as section 5.3, By-law No. 8740 as section 7.2, By-law No.'s 8896, 8943, 9081, 9173, 9184, 9190, and 9195 as section 6.2, and By-law No.'s 9088, 9170 and 9204 as section 5.2, Council adds:

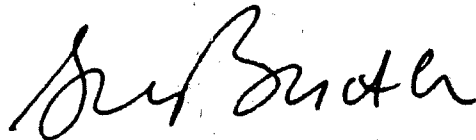
"Section 10.11, entitled Relaxation of Limitations on Building Height, of the Zoning and Development By-law, does not apply to this By-law."

8. To section 6.1 of By-law No. 8943, after "191.7 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 196.9 m".
9. To section 6.1 of By-law No. 9195, after "178 m", Council adds:
", except that mechanical appurtenances and decorative roof may increase the building height to no more than 182.9 m".
10. Council repeals section 7(a)(ii) and (iii) of By-law No. 9190 and section 6(a)(ii) and (iii) of By-law No. 9204, and substitutes:
"(ii) for dwelling units of more than 80 m² of gross floor area, a minimum of one parking space for each unit plus one additional parking space for each 125 m² of gross floor area in excess of the initial 80 m², except that there need not be more than two spaces for each unit, and
(iii) for all dwelling units, the maximum permitted parking must not exceed 0.2 spaces for each unit more than the required minimum number of parking spaces;"
11. 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.
12. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 13th day of June, 2006



Mayor



City Clerk

7. **CD-1 Rezoning: 311 West 2nd Avenue
May 31, 2006 (VanRIMS.No. 11-3600-03)**

The Policy Report *CD-1 Rezoning: 311 West 2nd Avenue*, dated May 31, 2006, is postponed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Chow

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Ladner
SECONDED by Councillor Anton

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Louie
SECONDED by Councillor Cadman

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

CARRIED UNANIMOUSLY

1. **A By-law to amend Parking Meter By-law No. 2952 to implement a pay by phone system (By-law No. 9309)**
2. **A By-law to amend Development Permit Board and Advisory Panel By-law No. 5869 regarding designation of members (By-law No. 9310)**
3. **A By-law to amend CD-1 By-law No.'s 7679, 8536, 8546, 8587, 8592, 8740, 8819, 8896, 8943, 8978, 8993, 9081, 9088, 9116, 9154, 9167, 9170, 9173, 9184, 9190, 9195 and 9204 (By-law No. 9311)**
(Councillors Ball, Chow and the Mayor ineligible to vote)
4. **A By-law to amend Sign By-law No. 6510 (re 798 Granville Street) (By-law No. 9312)**
(Councillors Ball, Chow and the Mayor ineligible to vote)

4. Text Amendment: Miscellaneous Text Amendments

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

Summary: To amend various downtown CD-1 By-laws to add missing standard provisions and to correct an error in the Sign By-law

The Director of Current Planning recommended approval.

Staff Comments

Phil Mondor, Rezoning Planner, was present to respond to questions.

Summary of Correspondence

No correspondence was received on this application since it was referred to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Stevenson

THAT the application by the Director of Current Planning to amend several CD-1 By-laws and the Sign By-law generally as described in Appendix A to Policy Report "Miscellaneous Text Amendments" dated April 4, 2006, be approved.

CARRIED UNANIMOUSLY

These minutes will be adopted by Council on May 30, 2006.

CITY OF VANCOUVER

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SPECIAL COUNCIL MEETING MINUTES

MAY 16, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 2006, at 7:38 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

PRESENT:

Deputy Mayor David Cadman
Councillor Suzanne Anton
Councillor Kim Capri
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Raymond Louie
Councillor Tim Stevenson

ABSENT:

Mayor Sam Sullivan (Sick Leave)
Councillor Elizabeth Ball (Sick Leave)
Councillor George Chow (Leave of Absence)

CITY CLERK'S OFFICE:

Laura Kazakoff, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Louie
SECONDED by Councillor Deal

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cadman in the Chair, to consider proposed amendments to various CD-1 By-laws, the Sign By-law, and the Heritage By-law.

CARRIED UNANIMOUSLY

1. Heritage Revitalization Agreement/Heritage Designation: 73-91 East 27th Avenue

An application by Robert Brown, Resource Rethinking Building Inc., was considered as follows:

Summary: Heritage Revitalization Agreement and designation to permit strata titling in exchange for rehabilitation and conservation of five houses on this lot.

The Director of Current Planning recommended approval.