



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 (449)

Hillcrest Park and Nat Bailey Stadium Park By-law No. 9230

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

Effective January 31, 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 (449).

2.2 Subject to Council approval of the form of development except for development existing at the date of this By-law, 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 (449) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Community Centre, Library, Park or Playground, Stadium or Arena, Rink, Swimming Pool, Club, and Fitness Centre;
- (b) Institutional Uses, limited to Child Day Care Facility;
- (c) Service Uses, limited to Restaurant;
- (d) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (e) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

3 Density

3.1 The total floor area for all uses must not exceed 30 206 m².

3.2 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.

3.3 Computation of floor space ratio must exclude:

- (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens only 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 or 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 ground floor level, except that the exclusion for a parking space must not exceed 7.3 m in length; 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 Height

The height of a building must not exceed the geodetic elevation of 90.06 m, except that the Development Permit Board may permit architectural or mechanical appurtenances to exceed that elevation if:

- (a) the Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the relationship of the development with nearby residential areas,
 - (iii) the bulk, location, and design of the building and its effect on the site, surrounding buildings and streets, and existing views, and

- (iv) the submission of any advisory group, property owner, or tenant;
- (b) the Development Permit Board is satisfied that the appurtenance enhances the appearance of the building; and
- (c) the appurtenance does not add to the floor area otherwise permitted.

5 Parking, loading and bicycle spaces

5.1 Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that if the Director of Planning or Development Permit Board issues a development permit allowing a change of use from an Olympic curling facility to a community centre:

- (a) at least 480 permanent parking spaces must be available on the site; and
- (b) for so long as Nat Bailey Stadium exists, at least 440 additional parking spaces must be available on the site from May 1 to October 31 each year.

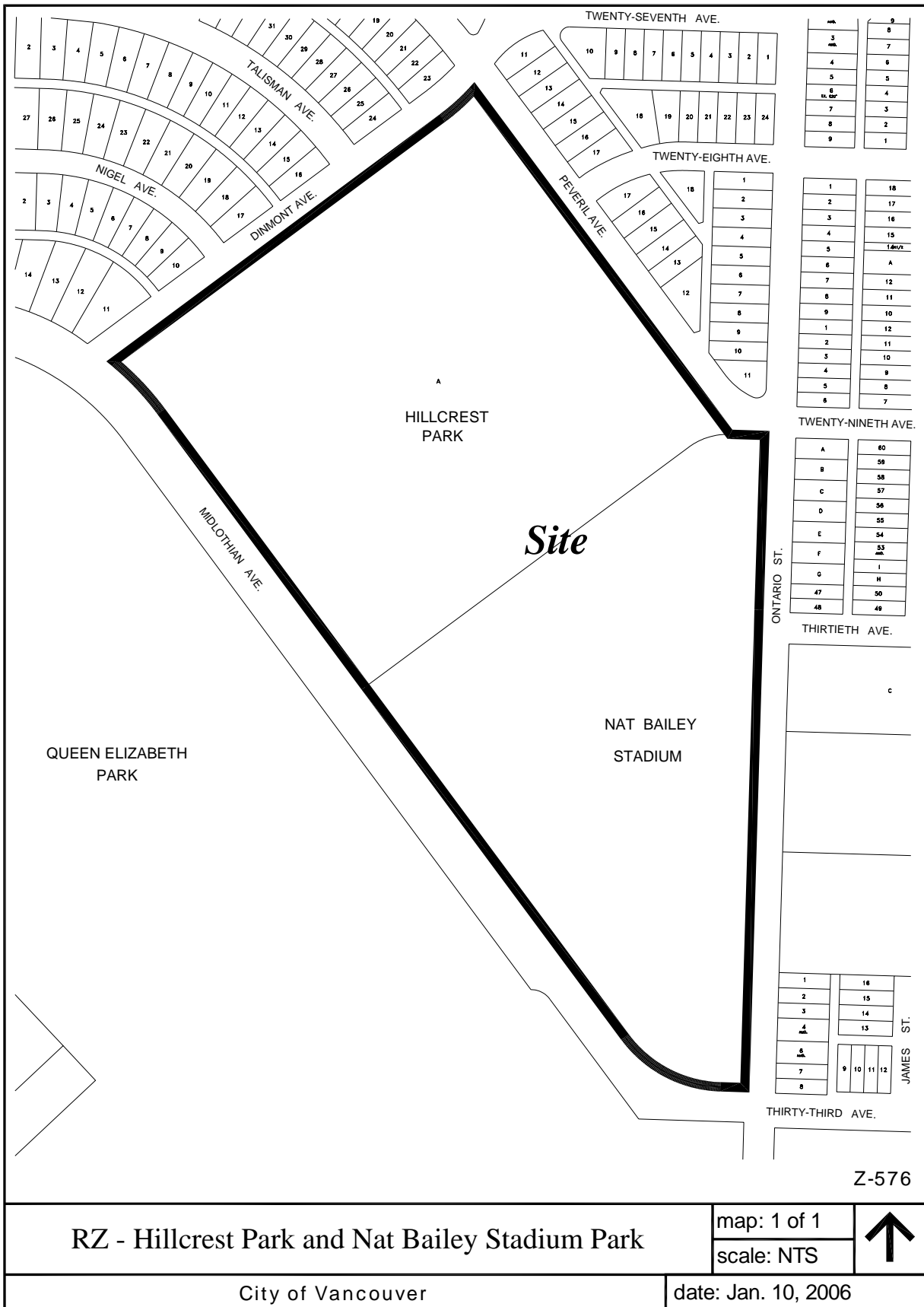
5.2 Despite section 5.1, no more than 50 of the permanent parking spaces and 50 of the additional parking spaces may be situated in Riley Park at 50 East 30th Avenue.

5.3 If the General Manager of Engineering Services is satisfied with the design of the 440 additional parking spaces, the General Manager of Engineering Services may relax all or some of the requirements of section 4.8 of the Parking By-law with respect to those additional parking spaces.

6 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.

7 *[Section 7 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.]*



Hillcrest Park
Nat Bailey Stadium Park

BY-LAW NO. 9230

**A By-law to amend
Zoning and Development By-law No. 3575
by rezoning a certain 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-576 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 (449).

2.2 Subject to Council approval of the form of development except for development existing at the date of this By-law, 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 (449) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

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- (e) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

Density

- 3.1 The total floor area for all uses must not exceed 30 206 m².
- 3.2 Computation of floor area must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 3.3 Computation of floor space ratio must exclude:
 - (a) balconies, canopies, open concourses, sundecks, and other features which, in the opinion of the Director of Planning, are similar to the foregoing;
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 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or 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 ground floor level, except that the exclusion for a parking space must not exceed 7.3 m in length; 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.

Height

4. The height of a building must not exceed the geodetic elevation of 90.06 m, except that the Development Permit Board may permit architectural or mechanical appurtenances to exceed that elevation if:
 - (a) the Development Permit Board first considers:
 - (i) all applicable policies and guidelines adopted by Council,
 - (ii) the relationship of the development with nearby residential areas,
 - (iii) the bulk, location, and design of the building and its effect on the site, surrounding buildings and streets, and existing views, and
 - (iv) the submission of any advisory group, property owner, or tenant;
 - (b) the Development Permit Board is satisfied that the appurtenance enhances the appearance of the building; and
 - (c) the appurtenance does not add to the floor area otherwise permitted.

Parking, loading and bicycle spaces

5.1 Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that if the Director of Planning or Development Permit Board issues a development permit allowing a change of use from an Olympic curling facility to a community centre:

- (a) at least 480 permanent parking spaces must be available on the site; and
- (b) for so long as Nat Bailey Stadium exists, at least 440 additional parking spaces must be available on the site from May 1 to October 31 each year.

5.2 Despite section 5.1, no more than 50 of the permanent parking spaces and 50 of the additional parking spaces may be situate in Riley Park at 50 East 30th Avenue.

5.3 If the General Manager of Engineering Services is satisfied with the design of the 440 additional parking spaces, the General Manager of Engineering Services may relax all or some of the requirements of section 4.8 of the Parking By-law with respect to those additional parking spaces.


Severability

6. 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.

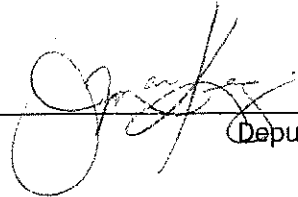
Force and Effect

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

ENACTED by Council this 31st day of January , 2006

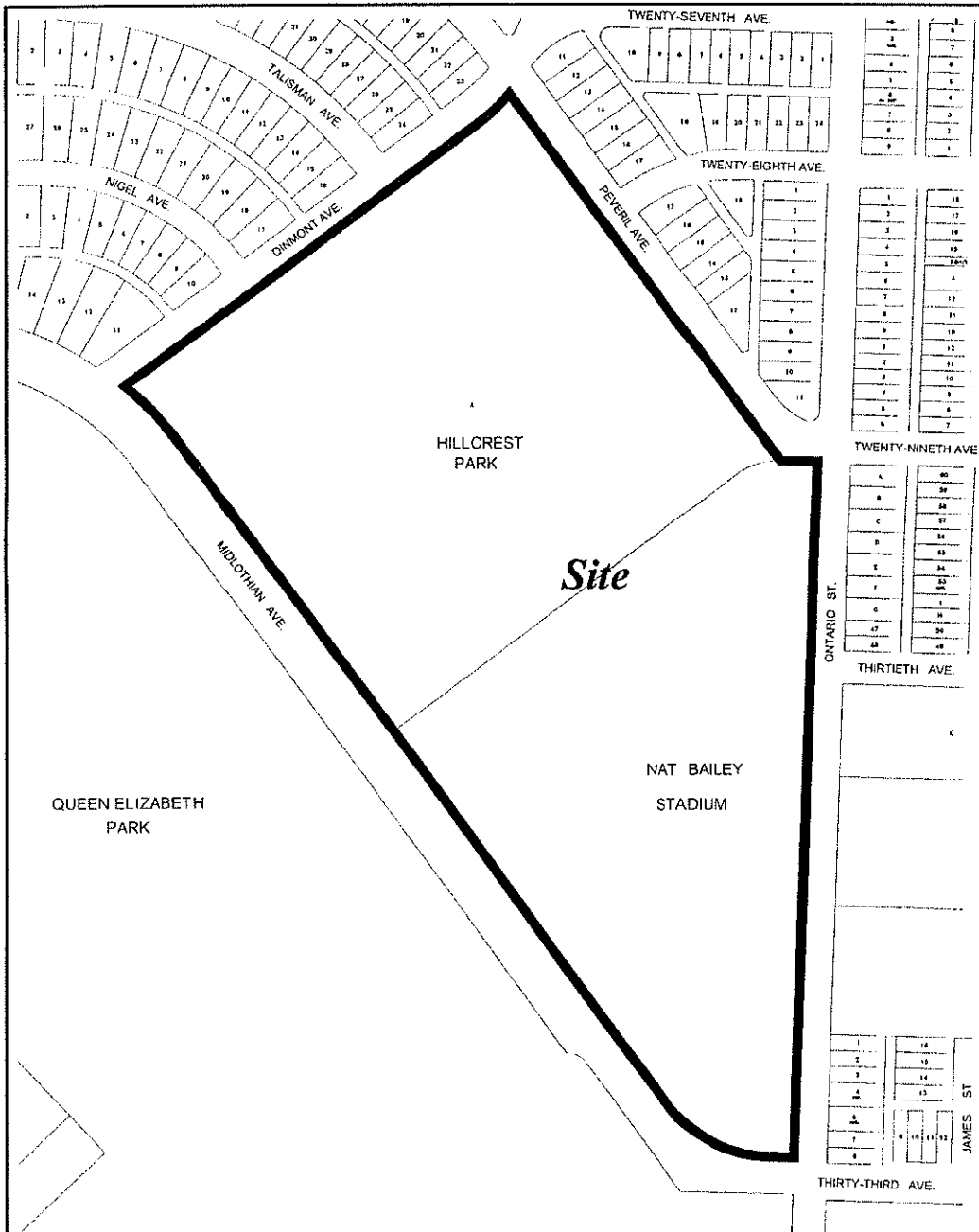


Mayor



Deputy City Clerk

Schedule A



Z-576

RZ - Hillcrest Park and Nat Bailey Stadium Park

map: 1 of 1

scale: NTS



City of Vancouver

date: Jan. 10, 2006



NOTICE OF MEETING

PUBLIC HEARING

DECISIONS

DATE: Tuesday, January 31, 2006

TIME: 7:30 p.m.

PLACE: Council Chamber
Third Floor, City Hall

For information, please call Laura Kazakoff, Meeting Coordinator, at 604.871.6353,
e-mail laura.kazakoff@vancouver.ca

1. **TEXT AMENDMENT: Live-Work Use - WITHDRAWN FROM THIS AGENDA**
2. **REZONING: Hillcrest Park and Nat Bailey Stadium Park**
 - A. THAT the application by the Director of Current Planning to rezone Hillcrest Park, 4501 Clancy Loranger Way (Block 805, District Lot 526, Plan 19344) and Nat Bailey Stadium Park, 4601 Ontario Street (Block 806, District Lot 526, Plan 19380) from RS-1 to CD-1 to permit the implementation of the Riley-Hillcrest-Nat Bailey Stadium Park Master Plan generally as outlined in Appendix A of the Policy Report dated October 4, 2005 entitled "CD-1 Rezoning – Hillcrest Park and Nat Bailey Stadium Park" and amended by inclusion of provisions for density, building height and parking generally as presented in Appendix A of the Policy Report dated January 6, 2006 entitled "CD-1 Rezoning – Hillcrest and Nat Bailey Stadium Parks – Addendum", 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 shown in Appendix E of the Policy Report dated January 6, 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 Development Permit Board which shall have particular regard to, among other things, the following:
 - (i) design development to reduce the extent of northward intrusion of proposed buildings into Hillcrest Park by connecting or otherwise

minimizing the distance between the buildings and/or reducing the overall footprint through efficiencies in the floor space layout;

- (ii) design development to relocate some or all of the 100 parking spaces east of the Little League diamond to elsewhere on the site in a manner that respects the interests of neighbourhood residents and Ontario Bikeway users; and
 - (iii) design development to further consider the optimum configuration of the playing fields under the conditions extant in the parks.
- B. THAT the Sign By-law be amended to establish regulations for this CD-1 in accordance with Schedule B (C-1);
- C. THAT, subject to approval of the rezoning at a Public Hearing, the Noise Control By-law and the Subdivision By-law be amended as set out in Appendix B of the Policy Report dated January 6, 2006, entitled "CD-1 Rezoning - Hillcrest and Nat Bailey Stadium Parks - Addendum";
- FURTHER THAT the Director of Legal Services be instructed to bring forward the amendments to the Subdivision By-law at the time of enactment of the CD-1 By-law, and to the Noise Control By-law thereafter.
- D. THAT staff consider traffic calming measures in the adjacent community and report back in a timely way on appropriate measures.
- E. THAT staff further review implications for the Ontario Greenway for report back prior to occupancy of the Olympic facility.

BY-LAWS

1. A By-law to amend the Sign By-law re Hillcrest Park and Nat Bailey Stadium Park.
2. Subdivision By-law No. 5208 amending by-law re Hillcrest Park and Nat Bailey Stadium Park.
3. A By-law to amend the Zoning and Development By-law re Hillcrest Park and Nat Bailey Stadium Park."

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