



City of Vancouver *Zoning and Development By-law*

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CD-1 (457)

3200 West 41st Avenue

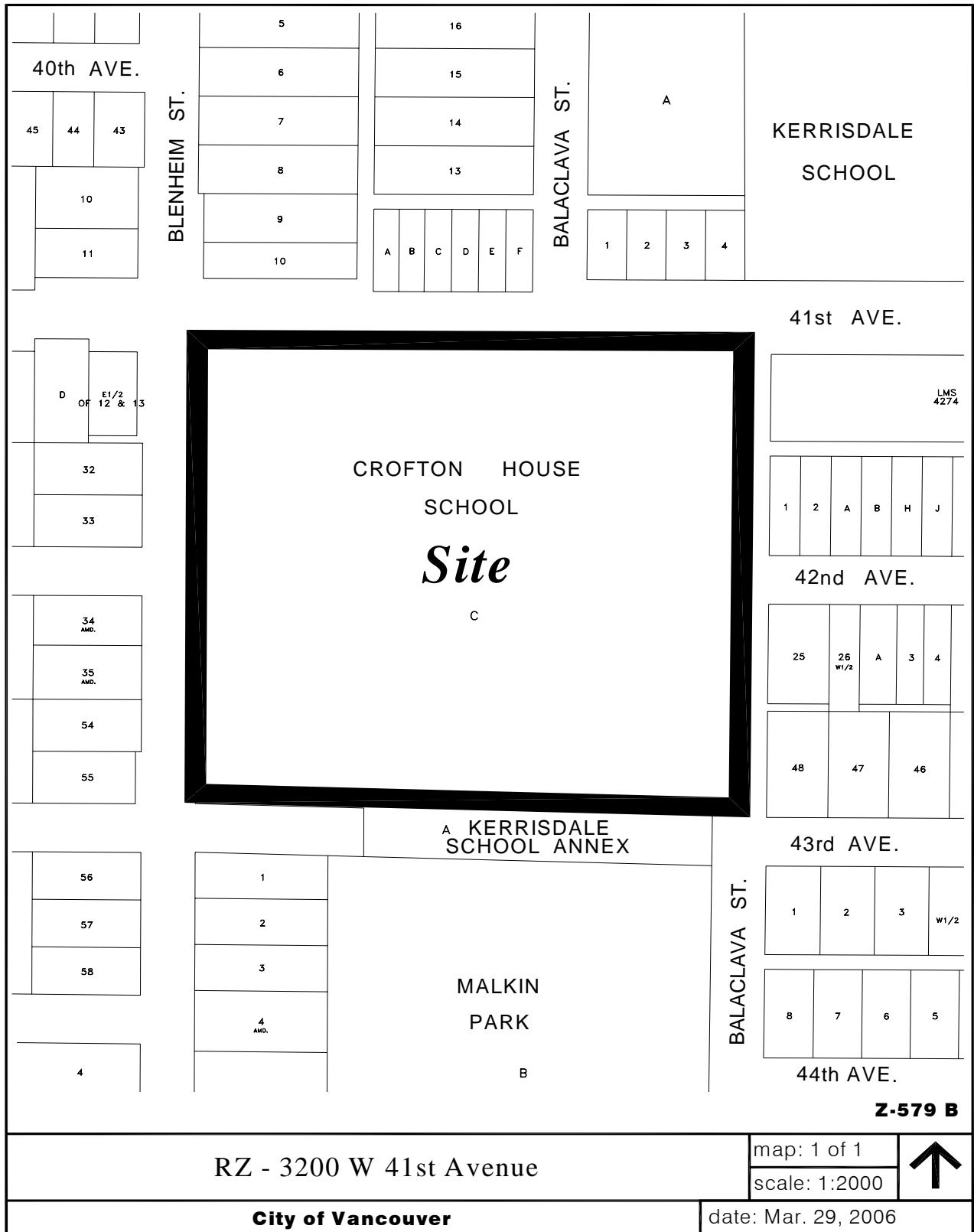
By-law No. 9490

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

Effective May 29, 2007

- 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 (457).
- 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 (457) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Institutional Uses, limited to School – Elementary or Secondary; and
 - (b) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.
- 3 Density
- 3.1 The floor area for all uses must not exceed 23 114 m².
- 3.2 Computation of floor area must include:
- (a) all floors having a minimum ceiling height of 1.2 m, regardless of maximum ceiling height, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.3 Computation of floor area must exclude:
- (a) open patios, roof gardens, or decks but only if the Director of Planning first approves the design of sunroofs and walls;
 - (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below grade, except that the exclusion for a single parking space must not exceed 7.3 m in length;
 - (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
 - (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.
- 4 Building height
- The building heights, measured above the base surface, must not exceed 10.7 m, except that the roofs of the new senior school and the dining hall and athletics facility may exceed such limit but must not exceed geodetic elevation 57.50 m and 58.60 m respectively.

- 5 **Setbacks**
The setback of each building must be at least:
- (a) 15.50 m from the east property line at Balaclava Street;
 - (b) 12.50 m from the north property line at West 41st Avenue, except for a covered, unenclosed pedestrian entrance canopy or portico;
 - (c) 8.13 m from the west property line at Blenheim Street; and
 - (d) 10.70 m from the south property line;
- before any dedication for street of a portion of the site adjacent to any such property line.
- 6 **Parking, loading, and bicycle spaces**
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.
- 7 **Severability**
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
- 8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*



CD-1

3200 West 41st Avenue

BY-LAW NO. 9490

**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-579 B 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 (457).

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 (457) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

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

Density

3.1 The floor area for all uses must not exceed 23 114 m².

3.2 Computation of floor area must include:

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

3.3 Computation of floor area must exclude:

- (a) open patios, roof gardens, or decks but only if the Director of Planning first approves the design of sunroofs and walls;
- (b) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which are at or below grade, except that the exclusion for a single parking space must not exceed 7.3 m in length;
- (c) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (d) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000.

Building height

4. The building heights, measured above the base surface, must not exceed 10.7 m, except that the roofs of the new senior school and the dining hall and athletics facility may exceed such limit but must not exceed geodetic elevation 57.50 m and 58.60 m respectively.

Setbacks

5. The setback of each building must be at least:

- (a) 15.50 m from the east property line at Balaclava Street;
- (b) 12.50 m from the north property line at West 41st Avenue, except for a covered, unenclosed pedestrian entrance canopy or portico;
- (c) 8.13 m from the west property line at Blenheim Street; and
- (d) 10.70 m from the south property line;

before any dedication for street of a portion of the site adjacent to any such property line.

Parking, loading, and bicycle spaces

6. 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.

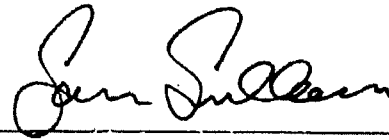
Severability

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

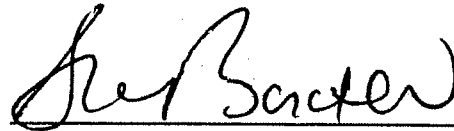
Force and effect

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

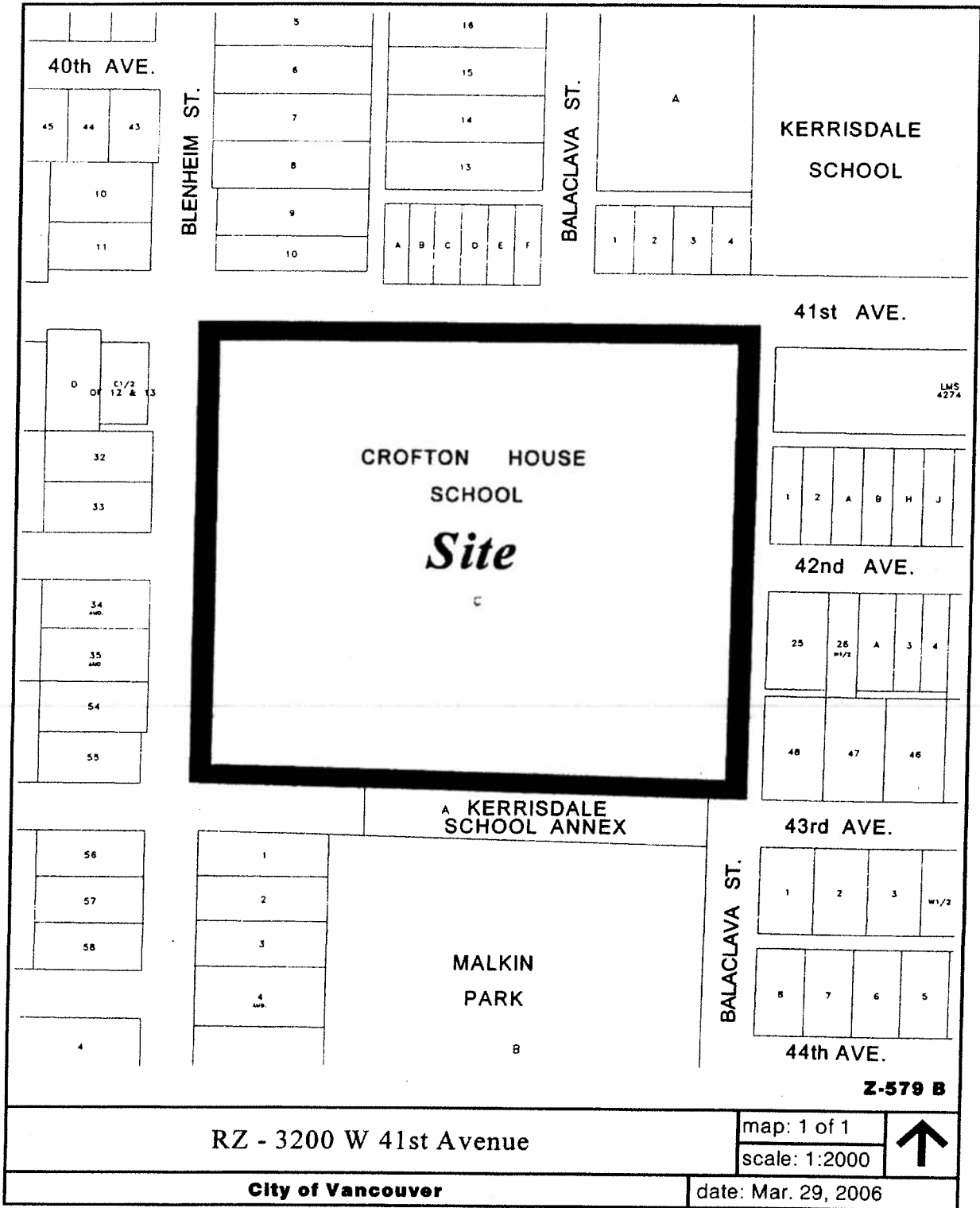
ENACTED by Council this 29th day of May, 2007



Mayor



City Clerk



RZ - 3200 W 41st Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Mar. 29, 2006

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Councillor Ball

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Councillor Chow
SECONDED by Councillor Deal

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

CARRIED UNANIMOUSLY

BY-LAWS

MOVED by Councillor Ball
SECONDED by Councillor Lee

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 and 2, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

1. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (re 3200 West 41st Avenue) (By-law No. 9489)**
(Councillor Louie ineligible to vote on By-law No. 1)
2. **A By-law to amend Area Specific Development Cost Levy By-law No. 9418 regarding Downtown South (By-law No. 9490)**

MOTIONS

A. Administrative Motions

- 1. Form of Development - 3200 West 41st Avenue (Crofton House School)
(VanRIMS No. 11-3600-10)**

MOVED by Councillor Ball

SECONDED by Councillor Anton

THAT the form of development for the CD-1 zoned site known as 3200 West 41st Avenue (Crofton House School) be approved generally as illustrated in Development Application No. 410530 prepared by Cornerstone Architects, and stamped "Received, City of Vancouver Planning Department, December 8, 2006", provided that the Director of Planning may approve design changes which would not adversely affect either the development character and livability of this site or adjacent properties.

CARRIED UNANIMOUSLY

The Council adjourned at 3:50 p.m.

* * * * *

the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b), below.

- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning.
- (c) That the Mountain View Master Plan as amended by Council on July 8, 2004, be used to guide the preparation and review of development applications for each phase of future development.

- B. THAT, subject to approval of the rezoning following a Public Hearing, the Subdivision By-law No. 5208 be amended to remove the cemetery CD-1 site from the RS-1 Subdivision Sectional Maps attached to the Schedule.

CARRIED UNANIMOUSLY

8. REZONING: 3200 West 41st Avenue (Crofton House School)

An application by Crofton House School was considered as follows:

Summary: To rezone from RS-1 to CD-1 in accordance with the school's long-range master plan by permitting a new dining hall, an athletics facility, an Early Childhood Education Centre and underground parking. Retention, upgrading and Heritage Designation of the "Old Residence" is included in the rezoning proposal.

The Director of Current Planning recommended approval, subject to conditions.

Staff Comments

Michael Naylor, Planner, Rezoning Centre, with the aid of posted form of development drawings and an overhead, provided an overview of the application, and outlined the benefits to rezoning the site. Mr. Naylor advised Crofton House School has offered to pay for installation of a pedestrian signal at 41st and Balaclava, and recommend Council accept this offer and it be added to the conditions of the rezoning.

Applicant Comments

Pat Dawson, Head of School, related the history of her stay at Crofton House, and the strong sense of community that has been created. Ms. Dawson requested Council approve the long-range master plan for the school which will address the need for facilities and high tech infrastructure to allow the school to continue to achieve its standard of excellence. Ms. Dawson advised the school wants to maintain the original "Old Residence", is committed to preservation of the forest, and will work with the neighbourhood and City on traffic issues.

Larry Beasley, Director of Current Planning, and Mr. Naylor responded to questions from Council related to the traffic management plan and options for preserving the wooded forest.

Summary of Correspondence

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

Speakers

The Mayor called for speakers for and against the application.

Dick Hibbard, area resident, expressed concern with the application and noted not enough thought had been given to the conceptual drawings regarding key elements for future phases. Mr. Hibbard noted the type of calming intended on Balaclava and adjoining streets was vague in the rezoning conditions, and also suggested a portion of the wood lot could be used to widen Balaclava to address drop-off issues.

Council Decision

MOVED by Councillor Ladner

- A. THAT the application by Crofton House School to rezone 3200 West 41st Avenue (Lot C, Block R, DL 321, Plan LMP6571) from RS-1 to CD-1 to permit replacement of and additions to student facilities, including a new Senior School building, a new Dining Hall and Athletic Facility, below-grade parking and an Early Childhood Education Centre, generally as presented in Appendix A of the Policy Report dated February 24, 2006, entitled "CD-1 Rezoning - 3200 West 41st Avenue (Crofton House School)" be approved, subject to the following conditions:

FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Cornerstone Architects, and stamped "Received by the City Planning Department", February 23, 2005, 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 final form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to, among other things, the following:

Design Development

- (i) provide design development that addresses additional detail of the proposed expansion and all subsequent phases;

Note to Applicant: The drawings are conceptual and lack information regarding key defining elements for future phases including:

- landscaping and site character;
- pedestrian spaces, circulation and linkages;

- roof forms;
- building scale.

- (ii) design development to the scale of the Senior School;

Note to Applicant: Provide more articulation to massing so it is less undifferentiated and continuous in form.

- (iii) design development to the siting and plan resolution of the Early Childhood Education Centre;

Note to Applicant: The relationship to adjacent buildings and overall campus needs better integration.

- (iv) design development to the gymnasium's height, linkages to the heritage building and scale as it presents itself to the street;

Note to Applicant: Linkages between the buildings need to be sensitively handled, providing for transitions in height, massing and materials that minimize impact on heritage resources. Provide for greater articulation of the gymnasium building mass and greater transparency and visual interest as seen from the street. Consider lowering gym to a more compatible grade, reducing height relative to the adjacent building and better orientation to the playing field.

- (v) design development to the roof forms providing greater articulation that enables a more cohesive and interesting roofscape as seen from the street;

Note to Applicant: Pitch roof forms may be more suitable to the established character and scale of the campus.

Landscape

- (vi) design development to ensure that the property edge treatment remains lush and green to effectively screen the new development; and
- (vii) design development to retain existing trees wherever possible.

HERITAGE

- (c) That a conservation plan by a heritage professional, be required for the protected heritage building for any subsequent Development Permit that involves the heritage building.
- (d) That all proposed new buildings connected to the heritage building be a compatible fit in terms of placement and detailing (to the satisfaction of the Director of Planning), noting the following:

- (i) Any proposed new connection to the rear elevation is to be a compatible link in a material distinct but fitting to the historic character of the building. This does not preclude the owner's ability to add the Gymnasium and Dining Hall in locations illustrated in the Master Plan, it does however direct the design of both buildings and the link to be a compatible fit with the historic structure.
 - (ii) All interventions should follow heritage conservation standards and guidelines outlined by Parks Canada.
- (e) That the Statement of Significance be revised to reflect the resolutions of the Vancouver Heritage Commission.

AGREEMENTS

- (f) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City make arrangements for the following to the satisfaction of the Director of Current Planning and the General Manager of Engineering Services, on terms and conditions satisfactory to the Director of Legal Services, unless otherwise specified:

ENGINEERING

- (i) Upgrading of the sewer and water systems to serve the development site. The existing application lacks adequate details to determine upgrading needs. Storm and wastewater drainage requirements and existing and proposed drainage plans are required to determine sewer needs. Fire flow details are necessary to determine water upgrading needs.
- (ii) Completion of a review of the existing options and rights-of-way for the 41st Avenue building line agreement and the Balaclava Street widening line agreement, to determine and make modifications *as necessary* to meet this application's needs. This may include dedication of the Balaclava option area (to meet transportation requirements) and encroachment agreements or other arrangements for portions of the widening area to accommodate existing structures within the widening area and proposed wall and seating at the 41st Avenue entry.
- (iii) Dedication or other arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the west 2.13 m of the site (Blenheim building line) as road.
- (iv) Street improvements to Balaclava Street to accommodate improved drop-off facilities for students including traffic circle, lay-bys and other calming devices on Balaclava and adjoining streets. Improvements to include concrete curb and gutter, pavement, lighting, curb ramps, signage, street trees and related works.

- (v) Provision of a lighted walkway along the west side of Balaclava Street from 41st Avenue to the school entries and beyond to 43rd Avenue. The exact design, location and surface treatment of the walkway to be explored along with the Vancouver Park Board and Crofton House School.
- (vi) Provision of a pedestrian-activated signal and related street adjustments at 41st Avenue and Balaclava Street (north).
- (vii) Undergrounding of all new utility services from the closest existing suitable service point. All services and, in particular, electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground /overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.
- (viii) A current traffic study to assess the traffic impact of the redevelopment on the neighbourhood and determine any necessary traffic improvements surrounding the site.
- (ix) An updating of the existing Transportation Management Plan and Facilities Use Plan to reflect current achievements and set new goals for the school as the property builds out.
- (x) A Construction Management Plan prior to the issuance of any related building permit for the site.

B. THAT, subject to approval of the rezoning following a Public Hearing, the Subdivision By-law No. 5208 be amended generally as set out in Appendix B of the Policy Report dated February 24, 2006, entitled "CD-1 Rezoning - 3200 West 41st Avenue (Crofton House School)".

C. THAT, subject to approval of the CD-1 rezoning, Council designate the building at 5707 Balaclava Street, listed as a "B" on the Vancouver Heritage Register, as protected heritage property and include the following interior features:

- (i) the Ballroom; and
- (ii) the curved entry stairs off the front entry.

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the by-law to designate the building at the time of enactment of the CD-1 By-law.

CARRIED UNANIMOUSLY

CITY OF VANCOUVER



SPECIAL COUNCIL MEETING MINUTES

APRIL 18, 2006

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 18, 2006, at 7:40 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the Zoning and Development and Heritage by-laws.

PRESENT:

Mayor Sam Sullivan
Councillor Suzanne Anton
Councillor Elizabeth Ball
Councillor David Cadman
Councillor Kim Capri
Councillor George Chow
Councillor Heather Deal
Councillor Peter Ladner
Councillor B.C. Lee
Councillor Tim Stevenson

ABSENT:

Councillor Raymond Louie (Sick Leave)

CITY CLERK'S OFFICE:

Denise Salmon, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson
SECONDED by Councillor Ladner

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair, to consider proposed amendments to the Zoning and Development and Heritage by-laws.

CARRIED UNANIMOUSLY**1. TEXT AMENDMENT: 2111 West 11th Avenue**

An application by Chris Block, Chandler Architects, was considered as follows:

Summary: To amend the CD-1 By-Law to permit Parking Garage use, to allow the provision of three parking spaces for a dentist's office on an adjacent C-8 zoned site at 2680 Arbutus Street.

The Director of Current Planning recommended approval.