



City of Vancouver *Zoning and Development By-law*

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CD-1 (486)

2967 Grandview Highway

By-law No. 10091

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

Effective July 6, 2010

1 Zoning District Plan amendment

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-622(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (486).

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

- (a) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Chemicals or Chemical Products Manufacturing – Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;
- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store except for clothing sales, and Vehicle Dealer;
- (d) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility on a site not less than 61.0 m from any R district, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) the total area of all accessory uses must not exceed 33 1/3 per cent of gross floor area of the principal and accessory uses combined, and
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

3 Conditions of use

Each retail store and furniture or appliance store must consist of at least 929 m² of gross floor area.

4 Density

- 4.1 Computation of floor area must assume that the site consists of 4 770.38 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 0.51.
- 4.3 All general office uses, combined, must not exceed the greater of 235 m² or 33 1/3 per cent of the total gross floor area of all principal and accessory uses combined.
- 4.4 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.
- 4.5 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 such exclusions must not exceed 8 per cent of the residential floor area;
 - (b) patios and roof gardens for residential use, only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) the floors or portions of floors 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, which are:
 - (i) at or below the base surface except that the exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (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 is not to apply to walls in existence before March 14, 2000; and
 - (e) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in subsection (ii) of this section meets the standards set out therein.

5 Building height

The building height, measured above base surface, must not exceed 9.1 m.

6 Setbacks

Setbacks must be provided in accordance with Schedule C to the Zoning and Development By-law.

7 Parking, loading, bicycle, and passenger 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, bicycle spaces, and passenger spaces, all as defined under the Parking By-law, except that:

- (a) there must be at least one parking space for every 145 m² of the first 290 m² gross floor area, and at least one parking space for every 93 m² gross floor area thereafter, except that the total number of parking spaces must not exceed one parking space per 55 m² of the total gross floor area; and
- (b) there must be at least 23 parking spaces and two Class C loading spaces for any Furniture or Appliance Store use in the building existing on the site at the time of enactment of this By-law.

8 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.

9 Force and effect

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

ENACTED by Council this 6th day of July, 2010.



Backup Notes

By-law No. 10091, dated July 6, 2010

2967 Grandview Highway

BY-LAW NO. 10091

**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-622(a) 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 (486).

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

- (a) Manufacturing Uses, limited to Bakery Products Manufacturing, Batteries Manufacturing, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Electrical Products or Appliances Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Ice Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class B, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Plastic Products Manufacturing, Printing or Publishing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Software Manufacturing, Textiles or Knit Goods Manufacturing, Tobacco Products Manufacturing, Transportation Equipment Manufacturing, and Wood Products Manufacturing - Class B;
- (b) Office Uses, limited to General Office, but not including offices of accountants, lawyers, notaries public, and real estate, advertising, insurance, travel and ticket agencies;

- (c) Retail Uses, limited to Furniture or Appliance Store, Gasoline Station - Full Serve, Gasoline Station - Split Island, Retail Store except for clothing sales, and Vehicle Dealer;
- (d) Service Uses, limited to Animal Clinic, Auction Hall, Catering Establishment, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, School - Vocational or Trade, Sign Painting Shop, and Work Shop;
- (e) Transportation and Storage Uses, limited to Cold Storage Plant, Mini-Storage Warehouse, Packaging Plant, Storage Warehouse, Storage Yard, Taxicab or Limousine Station, Truck Terminal or Courier Depot, Weighing or Inspection Station, and Works Yard;
- (f) Utility and Communication Uses, limited to Public Utility on a site not less than 61.0 m from any R district, Radiocommunication Station, and Recycling Depot;
- (g) Wholesale Uses, limited to Cardlock Fuel Station, Junk Yard or Shop, Lumber and Building Materials Establishment, Wholesaling - Class A, and Wholesaling - Class B; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2, except that:
 - (i) the total area of all accessory uses must not exceed 33 1/3 per cent of gross floor area of the principal and accessory uses combined, and
 - (ii) a wall must separate the floor area in accessory uses accessible to the general public from the floor area in other uses.

Conditions of use

3. Each retail store and furniture or appliance store must consist of at least 929 m² of gross floor area.

Density

4.1 Computation of floor area must assume that the site consists of 4 770.38 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses combined must not exceed 0.51.

4.3 All general office uses, combined, must not exceed the greater of 235 m² or 33 1/3 per cent of the total gross floor area of all principal and accessory uses combined.

4.4 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.

4.5 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 such exclusions must not exceed 8 per cent of the residential floor area;
- (b) patios and roof gardens for residential use, only if the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, which are:
 - (i) at or below the base surface except that the exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) in the case of off-street parking, above the base surface in an accessory building in the rear yard except that the exclusion for a parking space must not exceed 7.3 m in length;
- (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 is not to apply to walls in existence before March 14, 2000; and
- (e) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any wall referred to in subsection (ii) of this section meets the standards set out therein.

Building height

5. The building height, measured above base surface, must not exceed 9.1 m.

Setbacks

6. Setbacks must be provided in accordance with Schedule C to the Zoning and Development By-law.

Parking, loading, bicycle, and passenger spaces

7. 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, bicycle spaces, and passenger spaces, all as defined under the Parking By-law, except that:

- (a) there must be at least one parking space for every 145 m² of the first 290 m² gross floor area, and at least one parking space for every 93 m² gross floor area thereafter, except that the total number of parking spaces must not exceed one parking space per 55 m² of the total gross floor area; and
- (b) there must be at least 23 parking spaces and two Class C loading spaces for any Furniture or Appliance Store use in the building existing on the site at the time of enactment of this By-law.

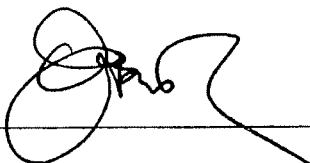
Severability

8. 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.

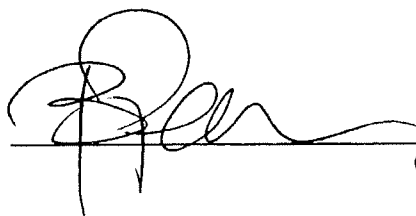
Force and effect

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

ENACTED by Council this 6th day of July, 2010



Mayor



City Clerk



The property outlined in black () is rezoned:
 From **I-2** to **CD-1**

Z-622 (a)

RZ - 2967 Grandview Highway

map: 1 of 1

scale: NTS



City of Vancouver

date: 2010-05-27

9. **A By-law to amend Zoning and Development By-law No. 3575 regarding demolition of residential rental buildings in C districts (By-law No. 10090)**
(Councillors Chow and Stevenson ineligible to vote)
10. **A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (2967 Grandview Highway) (By-law No. 10091)**
(Councillors Chow and Stevenson ineligible to vote)

MOTIONS

A. Administrative Motions

1. Closure of a Portion of Road Adjacent to 636 Powell Street

MOVED by Councillor Woodsworth

SECONDED by Councillor Louie

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. There is a proposal to redevelop City-owned Lots 1 to 5, and Lots 6 and 7 Both Except the North 7 Feet Now Road, All of Block 52 District Lot 196 Plan 196;
3. The proposal requires the closure of portions of Powell Street, east of Princess Avenue;
4. The 7 foot wide portions of road to be closed and stopped-up are legally described as [PID: 016-163-362] The North 7 Feet of Lot 6 and [PID: 016-163-389] The North 7 Feet of Lot 7, Both of Block 52 District Lot 196 Plan 196 ("The North 7 Feet of Lots 6 and 7");
5. The North 7 Feet of Lots 6 and 7 were both established as road by document filed 32694 in 1941;
6. The said portions of road are no longer required for municipal purposes.

THEREFORE BE IT RESOLVED THAT [PID: 016-163-362] The North 7 Feet of Lot 6 and [PID: 016-163-389] The North 7 Feet of Lot 7, Both of Block 52 District Lot 196 Plan 196, both established as road by document filed 32694, be closed and stopped-up, subject to the said portions of closed road being consolidated with Lots 1 to 5, and Lots 6 and 7 Both Except the North 7 Feet Now Road, All of Block 52 District Lot 196 Plan 196 to create a single parcel to the satisfaction of the Director of Legal Services.

CARRIED UNANIMOUSLY

(Councillors Jang and Stevenson absent for the vote)

BY-LAWS

MOVED by Councillor Woodsworth

SECONDED by Councillor Cadman

THAT Council enact the by-laws listed on the agenda for this meeting as numbers 1 to 6 and 8 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

(Councillors Jang and Stevenson absent for the vote)

MOVED by Councillor Woodsworth

SECONDED by Councillor Deal

THAT Council, except for those members ineligible to vote as noted below, enact the by-laws listed on the agenda for this meeting as numbers 7, 9 and 10 inclusive, and authorize the Mayor and City Clerk to sign and seal the enacted by-laws.

CARRIED UNANIMOUSLY

(Councillors Jang and Stevenson absent for the vote)

1. A By-law to approve a standard form of encroachment agreement between the City and Canada Place Corporation regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the City (By-law No. 10082)
2. A By-law to approve a standard form of encroachment agreement between the City and B.C. Pavilion Corporation regarding certain encroachments on, over, or under certain streets and statutory rights of way owned by the City (By-law No. 10083)
3. A By-law to amend Energy Utility System By-law No. 9552 regarding miscellaneous amendments (By-law No. 10084)
4. A By-law to amend Protection of Trees By-law No. 9958 regarding various housekeeping matters (By-law No. 10085)
5. A By-law to amend Subdivision By-law No. 5208 regarding 3583 West 39th Avenue and 3593 West 39th Avenue (By-law No. 10086)
6. A By-law to amend Subdivision By-law No. 5208 regarding 2272 East 54th Avenue (By-law No. 10087)
7. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6708 - 6776 Granville Street) (By-law No. 10088)
(Councillors Deal and Stevenson ineligible to vote)
8. A By-law to amend Subdivision By-law No. 5208 regarding 6708 - 6776 Granville Street (By-law No. 10089)

4. **REZONING: 2967 Grandview Highway (JR Furniture)**

An application by David Eaton, David Eaton Architect Inc., was considered as follows:

Summary: To rezone from I-2 (Light Industrial) to CD-1 (Comprehensive Development) District to permit an existing large format retail use and some I-2 uses in an existing building.

The Director of Planning recommended approval, subject to the conditions as set out in the Public Hearing agenda.

Summary of Correspondence

No correspondence had been received regarding the application since referral to Public Hearing.

Speakers

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

Council Decision

MOVED by Councillor Deal

- A. THAT the application, by David Eaton Architect Inc., to rezone 2967 Grandview Highway (PID 010-166-343; Lot 2; Block A; Southwest corner Section 36; Town of Hastings Suburban Land, Plan 8292) from I-2 (Light Industrial) District to CD-1 (Comprehensive Development) District to permit Large Format Retail use in an existing building, generally as presented in Appendix A of the Policy Report dated May 4, 2010, entitled "CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)", be approved, subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development be approved by Council in principle, generally as represented by plans prepared by David Eaton Architect Inc., and stamped "Received City Planning Department, September 14, 2009" and by addendum plans stamped "Received City Planning Department, November 25, 2009", 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 Director of Planning, who shall consider the following:

Landscape

- (i) Add notation on the Landscape Plan to clearly indicate that the existing street tree at the west edge of the development site is to be retained;

Note to Applicant: Part of the drawing has been cut off.

- (ii) Maintain the existing greenery as screening between parking areas, at the west property line, if possible;
- (iii) Add durable curb edges, with a minimum height of 6 inches, to protect planted areas from moving vehicles in drive aisles and parking areas (illustrated on the Landscape Plan);

Engineering

- (iv) Delete 2 parallel parking spaces adjacent to the proposed landscaping area to provide the required manoeuvring aisle; and
 - (v) Provide a landscape plan directly to Engineering Services showing in detail the proposed street tree locations along the Grandview Highway boulevard.
- B. THAT a consequential amendment to the Sign By-law, to establish regulations for the CD-1 in accordance with Schedule "B" (I-2), generally in accordance with Appendix C of the Policy Report dated May 4, 2010, entitled "CD-1 Rezoning - 2967 Grandview Highway (JR Furniture)", be approved.

FURTHER THAT the Director of Legal Services be instructed to prepare bring forward the consequential amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule "A" (Activity Zone), as set out in Appendix C of the above noted Report, for enactment by Council following approval and enactment of the CD-1 By-law.

CARRIED UNANIMOUSLY
(Councillor Chow absent for the vote)

5. REZONING: 1142 Granville Street

An application by Richard Bernstein, Chris Dikeakos Architects Inc., was considered as follows:

Summary: To rezone from DD (Downtown District) to CD-1 (Comprehensive Development District) to permit a 10-storey mixed-use residential development with rental housing under the STIR (Short Term Incentives for Rental Housing) Program.

The Director of Planning recommended approval, subject to the conditions as set out in the Public Hearing agenda.

Council also had before it a Memorandum dated June 22, 2010, from Kent Munroe, Assistant Director of Planning, Current Planning Division, which recommended a minor wording change to Appendix B of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", to provide greater clarity regarding the requirement, as follows:

THAT the conditions of zoning by-law enactment, (C)3, as presented in Appendix B of the Policy Report dated May 3, 2010, entitled "CD-1 Rezoning - 1142 Granville Street", be replaced with the following:

SPECIAL COUNCIL MEETING MINUTES

JUNE 22 AND 24, AND JULY 6, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 22, 2010, at 7:35 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, official development plan, sign, and heritage by-laws. Subsequently, the meeting was recessed and reconvened on Thursday, June 24, 2010, at 7:39 pm, and on Tuesday, July 6, 2010, at 7:36 pm.

PRESENT:

- Mayor Gregor Robertson
- Councillor Suzanne Anton*
- Councillor David Cadman
- Councillor George Chow*
- Councillor Heather Deal*
- Councillor Kerry Jang*
- Councillor Raymond Louie*
- Councillor Geoff Meggs
- Councillor Andrea Reimer
- Councillor Tim Stevenson, Acting Chair (June 24, 2010)
- Councillor Ellen Woodsworth

ABSENT:

- Mayor Gregor Robertson (Civic Business - June 24, 2010 - portion of Item 8)
- Councillor Tim Stevenson (Sick Leave - June 22 and July 6, 2010 - Items 1-7, and portion of Item 8)

CITY CLERK'S OFFICE:

- Terri Burke, Meeting Coordinator (Minutes)
- Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of the meeting.

COMMITTEE OF THE WHOLE

MOVED by Councillor Woodsworth
SECONDED by Councillor Louie

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to the zoning, official development plan, sign, and heritage by-laws.

CARRIED UNANIMOUSLY
(Councillors Chow, Deal, and Louie absent for the vote)

