



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060
planning@vancouver.ca

CD-1 (500)

6511 Granville Street

By-law No. 10238

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

Effective April 5, 2011

(Amended up to and including By-law No. 10454, dated March 27, 2012)

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-609 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Definitions

In this by-law:

“Base Surface” means 82.3 m above geodetic datum (elevation 0.0m). [10454; 12 03 27]

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (500).

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

- (a) Dwelling Uses, limited to Seniors Supportive or Assisted Housing; and
- (b) Accessory Uses customarily ancillary to any of the uses permitted by this section 3.2. [10454; 12 03 27]

4 Density

4.1 Computation of floor space ratio must assume that the site consists of 4 176.4 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 must not exceed 1.2.

4.3 Computation of floor area must include:

- (a) all floors, including earthen floor, 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.

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 8% of the residential floor area being provided;
- (b) patios and roof gardens 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

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 9594 or provides an explanatory note.

- (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) undeveloped floor area located above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch; [10454; 12 03 27]
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) amenity areas, including recreation facilities and meeting rooms, except that the total area excluded must not exceed 10% of the permitted floor space;
- (g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (h) 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; and
- (i) with respect to exterior:
 - (i) wood frame construction walls greater than 152 mm thick that meet the standard RSI 3.85 (R-22), 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 this section meets the standards set out therein, except that this requirement does not apply to a one-family dwelling, a two-family dwelling, or any building that contains only residential uses, and is subject to Part 9 of Division B of the Building By-law.

4.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board, enclosed residential balconies if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and
- (b) enclosure of the excluded balcony floor area must not exceed 50% of total balcony floor area.

5 Building height

The building height must not exceed 13.9 m measured above Base Surface. [10454; 12 03 27]

6 Horizontal angle of daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.4 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window. [10454; 12 03 27]

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and

- (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may reduce the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:
[10454; 12 03 27]

- (a) the theoretically equivalent buildings located on any adjoining sites in any R district, in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis, located on the property lines of the site;
- (b) accessory buildings located on the same site as the principal building;
- (c) any part of the same building including permitted projections; or
- (d) the largest building permitted under the zoning on any site adjoining CD-1 (500).

6.6 A habitable room referred to in section 6.1 does not include:
[10454; 12 03 27]

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
- (i) less than 10% of the total floor area of the dwelling unit, or
- (ii) less than 9.29 m².

7 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, all as defined under the Parking By-law.

8 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise levels set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise levels in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

9 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.

10 Force and effect

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

ENACTED by Council this 5th day of April, 2011.



The property outlined in black () is rezoned:

From **RS-6** to **CD-1**

Z-609 (c)

RZ - 6511 Granville Street

map: 1 of 1

scale: NTS



City of Vancouver

date: Feb. 2009

Backup Notes

By-law No. 10454, dated March 27, 2012

REPORT TO COUNCIL
SPECIAL COUNCIL MEETING MINUTES

JANUARY 19, 2010

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 19, 2010, at 7:30 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, and Heritage By-laws.

PRESENT: Mayor Gregor Robertson
Councillor Suzanne Anton
Councillor David Cadman
Councillor George Chow
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer
Councillor Ellen Woodsworth

ABSENT: Councillor Heather Deal
Councillor Tim Stevenson (Leave of Absence)

CITY CLERK'S OFFICE: Lori Isfeld, Meeting Coordinator

COMMITTEE OF THE WHOLE

MOVED by Councillor Cadman
SECONDED by Councillor Jang

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, and Heritage By-laws.

CARRIED UNANIMOUSLY

1. ~~HERITAGE DESIGNATION: 208 East Georgia Street~~

An application by Grant Gibson, owner, was considered as follows:

Summary: To designate and rehabilitate this heritage building (London Hotel) through the Heritage Building Rehabilitation Program and an HRA. The proposal includes 73 existing Single Room Accommodation (SRA) units and 2 retail units at grade. The SRA units will remain designated in the SRA By-law.

The Director of Planning recommended approval.

Summary of Correspondence

No correspondence had been received on this application.



5. REZONING: 6708 - 6776 Granville Street



An application by James Bussey, Formwerks Architectural Inc., was considered as follows:

Summary: To rezone the site from RS-1 (Single-Family) District to CD-1 (Comprehensive Development) District to allow the development of 35 rowhouses, with 9 single-storey units, 2 two-storey units, and 24 three-storey units. The maximum building height allowed would be 10.7 m or 35 ft. and the maximum floor space ratio (FSR) would be 1.0.

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

Staff Opening Comments

Rezoning Centre staff reviewed the application and responded to questions.

Applicant Opening Comments

Alan Forrester from the applicant team provided additional information regarding the application.

Summary of Correspondence

Council received the following correspondence since the application was referred to Public Hearing:

- 1 letter and 3 emails in support
- 1 letter in opposition

Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Helen Lauener
Art Robbins
Claudia Laroye, Marpole BIA
Ann Foster
Horatio Kemeny
Ross Lam
Jack Uppal
Glenn McPherson
Howard Jampolsky
Sharon Fenton
Victoria Thompson
Stanley Wong



REGULAR COUNCIL MEETING MINUTES
STANDING COMMITTEE OF COUNCIL ON
PLANNING AND ENVIRONMENT

JANUARY 21, 2010

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, January 21, 2010, at 5:45 pm, in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning and Environment meeting, to consider the recommendations and actions of the Committee.

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 Ellen Woodsworth

ABSENT: Councillor Tim Stevenson (Leave of Absence)

CITY MANAGER'S OFFICE: Sadhu Johnston, Deputy City Manager

CITY CLERK'S OFFICE: Titania Lam, Meeting Coordinator (Minutes)
Lori Isfeld, Meeting Coordinator

* Denotes absence for a portion of meeting

COMMITTEE OF THE WHOLE

MOVED by Councillor Deal
SECONDED by Councillor Cadman

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair.

CARRIED UNANIMOUSLY
(Councillor Reimer absent for the vote)

UNFINISHED BUSINESS

1. REZONING: 6708 - 6776 Granville Street

On Tuesday, January 19, 2010, Council concluded the Public Hearing on the above-noted matter, and referred discussion and decision to the Regular Council meeting immediately following the Standing Committee on Planning and Environment on January 21, 2010, as Unfinished Business.

MOVED by Councillor Louie

- A. THAT the application by Formwerks Architectural Inc., on behalf of Forrester Development Ltd., to rezone 6708-6776 Granville Street (PID: 026-402-815, PID: 026-402-823, Lots Y and Z, both Block A, District Lot 526, Group 1, New Westminster District; and PID: 011-469-935, North 1/2 of Lot 73, Block 12, District Lot 526, Plan 4594) from RS-1 (Single-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow construction of 35 rowhouses at a floor space ratio of 1.0, generally as presented in Appendix A of the Policy Report dated December 1, 2009, entitled "CD-1 Rezoning - 6708-6778 Granville Street", be approved subject to the following conditions:

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) THAT the proposed form of development, generally as prepared by Formwerks Architectural Inc. and stamped "Received City Planning Department, November 4, 2009", be approved by Council in principle, 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 have particular regard to the following:

Design Development

- (i) Design development to the building expression to achieve variety;

Note to Applicant: The styles of the different buildings should be varied to allow each building individual identity. This should be executed so that the variations are integral to the building forms. The group of buildings should maintain a strong connection in their form and detailing.

- (ii) Design development to the pedestrian egress from parking level;

Note to Applicant: Provide details of the stair enclosure and weather protection. Ensure CPTED has been considered through the design.



6. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (6511 Granville Street) (By-law No. 10238)
7. A By-law to amend Subdivision By-law No. 5208 (2820 West 33rd Avenue) (By-law No. 10239)
8. A By-law to amend CD-1 By-law No. 6533 (Riverside East - 8683 Kerr Street) (By-law No. 10240)
9. A By-law to amend Zoning and Development By-law No. 3575 to rezone an area to CD-1 (215 West 2nd Avenue) (By-law No. 10241)
10. A By-law to amend Noise Control By-law No. 6555 regarding noise exceptions and housekeeping matters (By-law No. 10242)
11. A By-law to amend Noise Control By-law No. 6555 regarding the North East False Creek event zone (By-law No. 10243)
12. A By-law to amend Ticket Offences By-law No. 9360 regarding minor housekeeping matters (By-law No. 10244)

MOTIONS

A. Administrative Motions

1. Form of Development - 215 West 2nd Avenue

MOVED by Councillor Reimer
SECONDED by Councillor Louie

THAT the form of development for this portion of the site known as 215 West 2nd Avenue, be approved generally as illustrated in the Development Application Number DE412368, prepared by Dysarchitecture, and stamped "Received, Community Services Group, Development Services", on June 10, 2010, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

CARRIED UNANIMOUSLY

SPECIAL COUNCIL MEETING MINUTES

FEBRUARY 27, 2012

A Special Meeting of the Council of the City of Vancouver was held on Monday, February 27, 2012, at 7:36 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to consider proposed amendments to the zoning, heritage, sign and subdivision by-laws. Subsequently, the meeting reconvened on February 28, 2012, at 6:12 pm, March 1, 2012, at 6:12 pm, March 27, 2012, at 7:08 pm, April 4, 2012, at 6:15 pm, and April 5, 2012, at 6:11 pm. The Minutes are consolidated for ease of reference.

PRESENT:

Mayor Gregor Robertson
Councillor George Affleck
Councillor Elizabeth Ball*
Councillor Adriane Carr
Councillor Heather Deal
Councillor Kerry Jang
Councillor Raymond Louie
Councillor Geoff Meggs
Councillor Andrea Reimer*
Councillor Tim Stevenson*
Councillor Tony Tang

ABSENT:

Councillor Elizabeth Ball (March 27 and April 4, 2012 - Sick Leave)
Councillor Andrea Reimer (February 27, 2012 - Item 1;
April 4 and 5, 2012 - Sick Leave)
Councillor Tim Stevenson (March 27, April 4 and 5, 2012 - Leave
of Absence)

CITY MANAGER'S OFFICE:

Penny Ballem, City Manager*
Sadhu Johnston, Deputy City Manager* (February 27, 2012)
Brenda Prosken, Acting General Manager, Community Services*
(February 27 and March 1, 2012)

CITY CLERK'S OFFICE:

Janice MacKenzie, Acting City Clerk (April 5, 2012)
Pat Boomhower, Meeting Coordinator (February 27, March 1,
March 27, April 4, 2012)
Tina Hildebrandt, Meeting Coordinator (April 5, 2012)
Lori Isfeld, Meeting Coordinator (February 28, 2012)

* Denotes absence for a portion of the meeting.

Council Decision

MOVED by Councillor Deal

- A. THAT amendments to the following CD-1 (Comprehensive Development) District By-laws:
- (a) CD-1 #462 (By-law No. 9594) for 140 West 1st Avenue;
 - (b) CD-1 #464 (By-law No. 9600) for 99 West 2nd Avenue;
 - (c) CD-1 #490 (By-law No. 10123) for 2304 West 8th Avenue;
 - (d) CD-1 #500 (By-law No. 10238) for 6511 Granville Street; and
 - (e) CD-1 #513 (By-law No. 10382) for 2402 East Broadway;



generally as presented in Appendix A of the Policy Report dated January 6, 2012, entitled "Miscellaneous Text Amendments: CD-1 By-laws #462, #464, #490, #500, and #513; and the Sign By-law", be approved.

- B. THAT amendments to the Sign By-law (By-law No. 6510), generally as presented in Appendix B of the Policy Report dated January 6, 2012, entitled "Miscellaneous Text Amendments: CD-1 By-laws #462, #464, #490, #500, and #513; and the Sign By-law", be approved.

CARRIED UNANIMOUSLY

3. REZONING: 4350 Oak Street (Beth Israel Synagogue)

An application by Mark Ostry, Acton Ostry Architects Inc., was considered as follows:

Summary: To rezone from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit development of a four-storey addition to the rear of the existing synagogue, as well as renovations to the existing building; and a new four-storey building along the east property line, for community-serving office and service uses. The proposal includes a height of 16.16 metres, a total floor area of 7 278.8 m² (78,351 square feet), a floor space ratio (FSR) of 0.96, and an increase from 100 to 200 parking spaces.

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

Council also had before it a Memorandum from the Assistant Director of Current Planning, dated February 20, 2012, which recommended the following minor changes from original by-law provisions and conditions of approval for the application:

Recommendation C

THAT Appendix A of the Policy Report dated January 10, 2012 titled "CD-1 Rezoning - 4350 Oak Street (Congregation Beth Israel Synagogue)" be amended to add the following provision to the Density section:

16. A By-law to assess real property to defray 2011 costs for the South Fraser Street Collective Parking Project (By-law No. 10449)
17. A By-law to assess real property to defray 2011 maintenance costs for the Trounce Alley and Blood Alley Square Local Improvement Project (By-law No. 10450)
18. A By-law to amend CD-1 By-law No. 9594 (140 West 1st Avenue) (By-law No. 10451)
19. A By-law to amend CD-1 By-law No. 9600 (99 West 2nd Avenue) (By-law No. 10452)
20. A By-law to amend CD-1 By-law No. 10123 (2304 West 8th Avenue) (By-law No. 10453)
-  21. A By-law to amend CD-1 By-law No. 10238 (6511 Granville Street) (By-law No. 10454)
22. A By-law to amend CD-1 By-law No. 10382 (2402 East Broadway) (By-law No. 10455)
23. A By-law to amend Sign By-law No. 6510 (Miscellaneous housekeeping amendments Schedules B and E) (By-law No. 10456)
24. A By-law to amend Zoning and Development By-law No. 3575 (606 Powell Street) (By-law No. 10457)
(Councillors Affleck and Carr ineligible for the vote)
25. A By-law to amend Zoning and Development By-law No. 3575 (6311 Cambie Street) (By-law No. 10458)
(Councillors Affleck and Carr ineligible for the vote)
26. A By-law to amend Subdivision By-law No. 5208 (3640, 3650, 3660, 3688, 3706, 3734 and 3750 West King Edward Avenue) (By-law No. 10459)
27. A By-law to amend Subdivision By-law No. 5208 (2885 West 34th Avenue) (By-law No. 10460)
28. A By-law to enact a Housing Agreement for 2730 East 41st Avenue and 5711 Rhodes Street (By-law No. 10461)
29. A By-law to amend Animal Control By-law No. 9150 regarding on-line dog license applications and housekeeping matters (By-law No. 10462)