



# **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](mailto: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 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup>.

## **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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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