



# **City of Vancouver** *Zoning and Development By-law*

**Planning, Urban Design and Sustainability Department**

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100  
website: vancouver.ca | email: [planning@vancouver.ca](mailto:planning@vancouver.ca) | app: VanConnect

## CD-1 (517)

*1549 West 70th Avenue  
(formerly 8495 Granville Street)*

*By-law No. 10391*

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

***Effective November 1, 2011***

*(Amended up to and including By-law No. 12084, dated May 1, 2018)*

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-632 (c) 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 (517).

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 (517) 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 Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Park or Playground, or Theatre;
- (b) Dwelling Uses;
- (c) Institutional Uses;
- (d) Office Uses;
- (e) Retail Uses, limited to Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Retail Store, Small-scale Pharmacy, and Secondhand Store; [12084; 18 05 01]
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop – Class B, or Restaurant; and
- (g) Accessory Use customarily ancillary to any use permitted by this section 2.2.

3 Floor area and density

3.1 Computation of floor space ratio must assume that the site consists of 12 002.6 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.

3.2 The floor space ratio for all uses combined must not exceed 2.81.

3.3 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

3.4 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:
  - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
  - (ii) no enclosure of balconies is permissible for the life of the building; [10471; 12 04 17]
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors or portions of 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 the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 10391 or provides an explanatory note.

- (d) 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;
- (e) 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
- (f) 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) meets the standards set out therein.

3.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the total area excluded must not exceed, in aggregate, the lesser of 20% of permitted floor area or 929 m<sup>2</sup>; and
- (b) floor area used for the purpose of a public library, to a maximum of 1 100 m<sup>2</sup>.  
[10471; 12 04 17]

3.6 The use of floor space excluded under section 3.4 or 3.5 must not include any purpose other than that which justified the exclusion.

## 4 Building height

4.1 The building height must not exceed 59 m measured from base surface.

4.2 Section 10.11 of the Zoning and Development By-law is to apply, except that despite section 10.11 and section 4.1 of this By-law, the Director of Planning or Development Permit Board, as the case may be, may permit a greater height than otherwise permitted for:

- (a) accommodation of a public library;
- (b) mechanical appurtenances such as elevator machine rooms; and
- (c) access and infrastructure required to maintain green roofs or urban agriculture, including stair and elevator enclosures, amenity areas, tool sheds, trellises and other garden structures, or roof-mounted energy technologies including solar panels, wind turbines and similar items, if the Director of Planning or Development Permit Board first considers:
  - (i) the effects on public and private views, shadowing, privacy and noise impacts, and
  - (ii) all applicable policies and guidelines adopted by Council.

## 5 Parking, loading, and bicycle spaces

Parking, loading and bicycle spaces must be provided and maintained according to the provisions of the Parking By-law, except that:

- (a) minimum required parking is reduced by 10%, and may be further reduced if so provided in a shared parking agreement; and
- (b) maximum permitted parking is the same as the minimum parking requirements provided for in the Parking by-law, on June 15, 2010.

6 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 level 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 level in decibels.

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

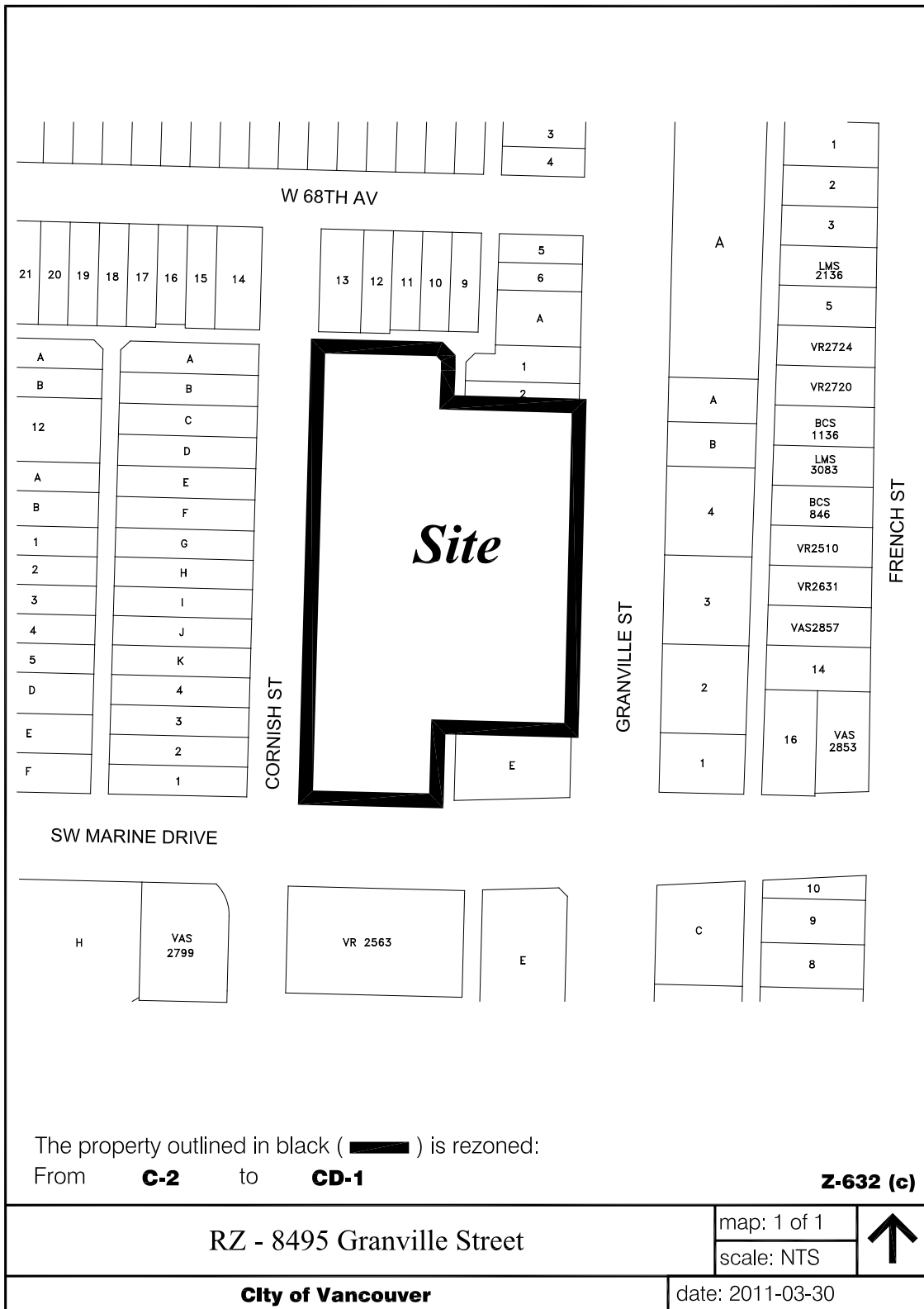
7 Severability

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 Force and effect

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

ENACTED by Council this 1<sup>st</sup>t day of November, 2011.



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

**Z-632 (c)**

**RZ - 8495 Granville Street**

map: 1 of 1

scale: NTS



**City of Vancouver**

date: 2011-03-30