

City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (521)

7299 Granville Street (Shannon Mews)
(formerly known as 7101 - 7201 Granville Street)
By-law No. 10413

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

Effective January 17, 2012

(Amended up to and including By-law No. 11629, dated September 21, 2016)

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-637 (b) 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:

“Entry Alcoves” mean covered exterior spaces enclosed with vertical walls on three sides and adjacent to an entryway.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (521).

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 (521), 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 Park or Playground;
- (b) Dwelling Uses, limited to One Family Dwelling, Multiple Conversion Dwelling existing on June 18, 1956, Multiple Dwelling, and Dwelling Unit in conjunction with any of the other uses listed in this section 3.2; [10535; 12 07 10]
- (c) Office Uses, limited to Health Care Office; [11629; 16 09 21]
- (d) Retail Uses, limited to Neighbourhood Grocery Store, Retail Store, and Small-scale Pharmacy;
- (e) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, and Restaurant – Class 1; and
- (f) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

4 Conditions of use

4.1 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Restaurant – Class 1;
- (b) parking and loading facilities; and
- (c) display of flowers, plants, fruits and vegetables.

4.2 All multiple dwellings must include an outdoor space at least 37 m² in area, suitable for development as a children’s play area.

4.3 Despite Section 3.2, office, retail and service uses are only permitted within 50 m of the intersection of Granville Street and West 57th Avenue. [11629; 16 09 21]

5 Density

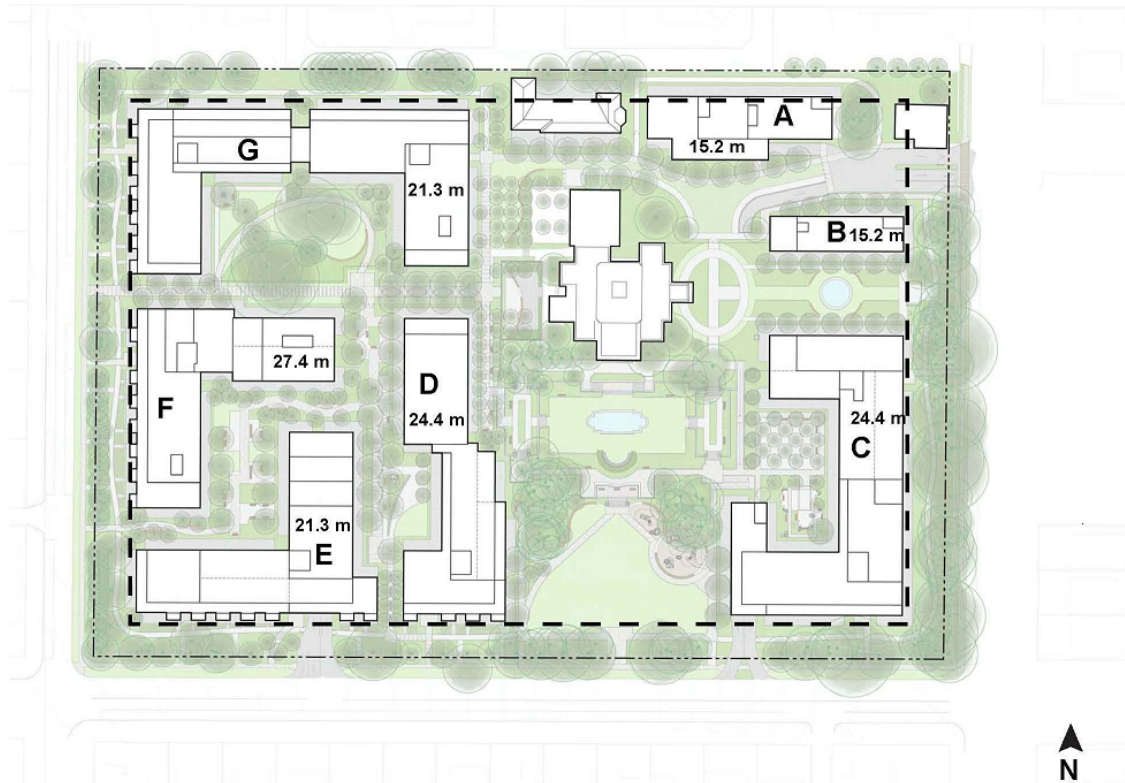
5.1 Computation of floor area must assume that the site consists of 40 340 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

5.2 The floor area for all uses combined must not exceed 1.60, except that floor area for dwelling uses must not exceed 1.58.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 10413 or provides an explanatory note.

- 5.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, 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.
- 5.4 Computation of floor space ratio must exclude:
- (a) open residential balconies or sundecks, entry alcoves 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 are at or below base surface, 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 with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
 - (e) 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 is to be no exclusion for any of the residential storage space above base surface for that unit; and
 - (f) residential amenity areas, including recreation facilities and meeting rooms, except that the exclusion must not exceed 1 858 m².
- 5.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) 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:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided,
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%, and
 - (iii) enclosure of balcony floor area is limited to dwelling units located within 20 m of Granville Street.
- 5.6 The use of floor space excluded under section 5.4 or 5.5 must not include any purpose other than that which justified the exclusion.
- 6 Site coverage
- 6.1 The maximum permitted site coverage for all buildings is 34% of the site area.
- 6.2 Site coverage must be calculated from the projected area of the outside of the outermost walls of all buildings, including carports and excluding steps, eaves, balconies and sundecks.
- 7 Building height
- 7.1 The buildings on the site are designated as blocks A, B, C, D, E, F, and G, as illustrated in Diagram 1.

Diagram 1



7.2 The building height, measured above base surface, must not exceed the following heights, as illustrated in Diagram 1:

- (a) 15.2 m in block A;
- (b) 15.2 m in block B;
- (c) 24.4 m in block C;
- (d) 24.4 m in block D;
- (e) 21.3 m in block E;
- (f) 27.4 m in block F; and
- (g) 21.3 m in block G.

8 Setbacks

Buildings at or above grade must be set back at least 9.1 m from all property lines, except for:

- (a) buildings existing at the time of enactment of this By-law; and
- (b) those portions of buildings in block A, which do not face residential development.

9 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that there must be at least:

- (a) 0.1 visitor parking space for each dwelling unit; and
- (b) eight Class A loading spaces on the site.

10 Horizontal angle of daylight

10.1 Each habitable room in buildings containing three or more dwelling units must have at least one window on an exterior wall of a building.

- 10.2 The location of each exterior window referred to in section 11.1 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 24.0 m.
- 10.3 Measurement of the plane or planes referred to in section 11.2 must be horizontally from the centre of the bottom of each window.
- 10.4 An obstruction referred to in section 11.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (521).
- 10.5 A habitable room referred to in section 11.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².
- 10.6 The Director of Planning or the Development Permit Board may relax the requirements regarding horizontal angle of daylight, if he first considers the liveability of dwelling units and all applicable Council guidelines and policies, except that there must be a minimum unobstructed view of 6.1 m.

11 Vertical angle of daylight

- 11.1 Buildings over 10.7 m in height must not project above theoretical lines extending over the site from all points on a theoretical line extending vertically to a height of 12.2 m above the required yard and then inclining towards the site at an angle of 45 degrees to the horizontal.
- 11.2 The Director of Planning or the Development Permit Board may relax the requirements for vertical angle of daylight for a building adjacent to Granville Street, if he first considers all applicable Council policies and guidelines.

12 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.

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

13 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.

14 Force and effect

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

ENACTED by Council this 17th day of January, 2012.

[Sections 8 - 14 were renumbered to correct a previous numbering error, as per amending By-law No. 10535]



The property outlined in black () is rezoned:
From **RS-6** to **CD-1**

Z-637 (b)

RZ - 7101-7201 Granville Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2011-06-24