



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

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## **CD-1 (491)**

*1142 Granville Street*

*By-law No. 10127*

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

**Effective September 21, 2010**

*(Amended up to and including By-law No. 10185, dated December 14, 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(b) 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 (491).

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

- (a) Retail Uses;
- (b) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Body-rub Parlour, Cabaret, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self Improvement, School - Business, School - Vocational or Trade;
- (c) Dwelling Uses in conjunction with other uses in this section 2.2; and
- (d) Accessory Use customarily ancillary to any use permitted by this section 2.2.

## **3 Conditions of use**

Dwelling units are in an “activity zone” as defined in the Noise Control By-law, and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

## **4 Density**

**4.1** Computation of floor space ratio must assume that the site consists of 835.5 m<sup>2</sup>, being the site size at the time of enactment of the rezoning evidenced by this By-law, and before any dedications. [10185; 10 12 14]

**4.2** The floor space ratio for all uses must not exceed 5.72.

**4.3** 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.

**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 such exclusions must not exceed 8 per cent of the residential floor area;
- (b) patios and roof gardens 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 at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) residential storage space above or below base surface;
- (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 shall not apply to walls in existence prior to 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.

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

- (a) enclosed residential balconies, provided that the Director of Planning 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 exclusions must not exceed 8 per cent of the residential floor area being provided, and
  - (ii) no more than 50 per cent of the excluded balcony floor area may be enclosed; and
- (b) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 per cent of the permitted floor area or 929 m<sup>2</sup>.

**4.6** The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

## **5 Height**

**5.1** The building height, measured above the base surface, must not exceed 28 m.

**5.2** Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for:

- (a) mechanical appurtenances such as elevator machine rooms, and
- (b) access and infrastructure required to maintain green roofs or urban agriculture, or roof-mounted energy technologies including solar panels, wind turbines and similar items, if the Director of Planning first considers:
  - (i) all applicable policies and guidelines adopted by Council, and
  - (ii) the effects on public and private views, shadowing, privacy, and open spaces.

## **6 Parking, loading, and bicycle parking**

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle parking, except that, there must be a minimum of one Class B loading space provided for shared dwelling and commercial uses.

## **7 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                      |

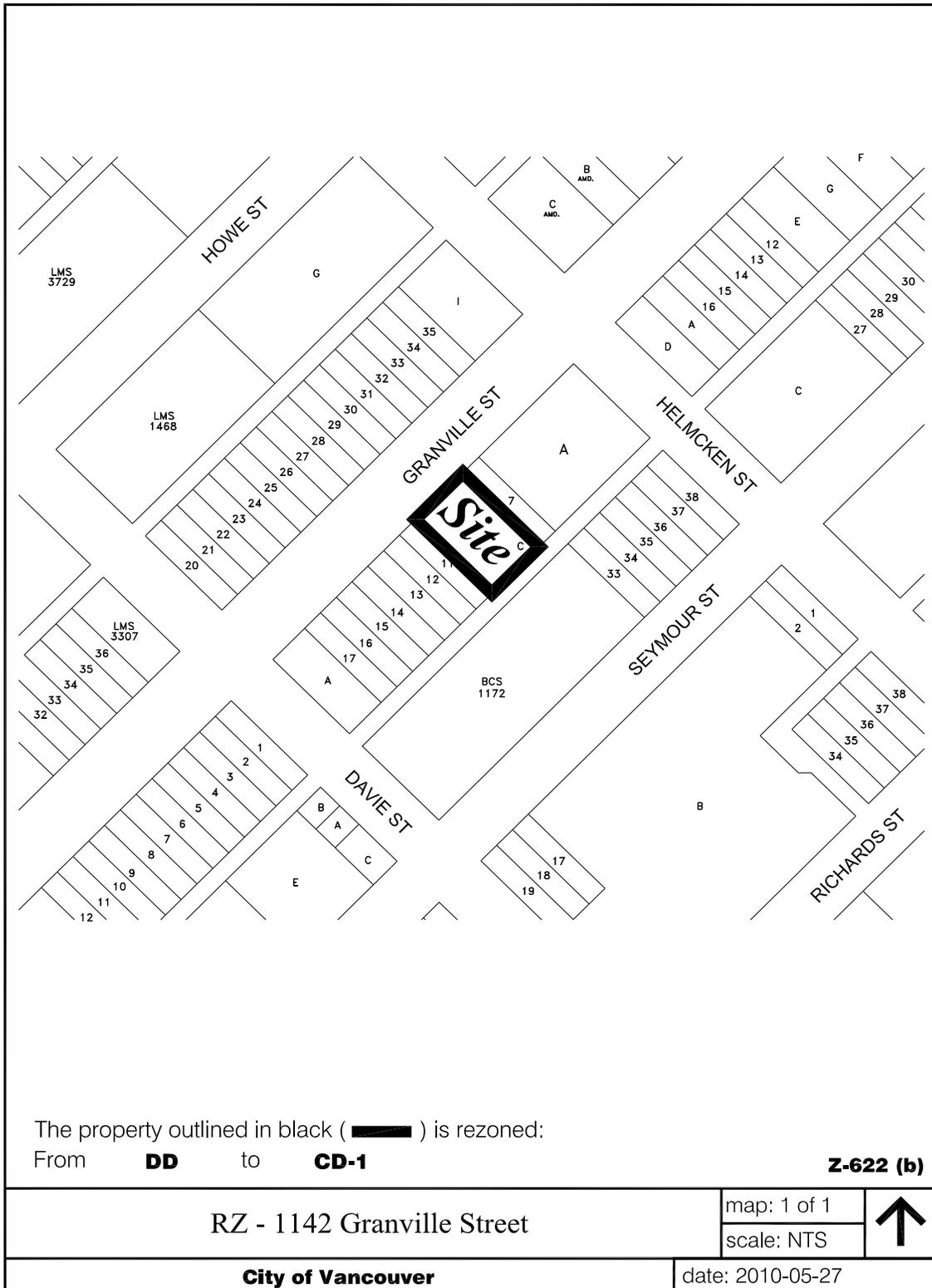
**8 Severability**

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 21st day of September, 2010.



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

**Z-622 (b)**

**RZ - 1142 Granville Street**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2010-05-27