

**EXPLANATION****A By-law to amend the Zoning and Development By-law  
re 3200 West 41<sup>st</sup> Avenue**

After the public hearing on April 18, 2006, Council resolved to amend the Zoning and Development By-law to create a CD-1 zone for Crofton House. The Director of Planning has advised that all prior-to conditions have been met, and enactment of the attached by-law will implement Council's resolution.

Director of Legal Services  
May 29, 2007



3200 West 41<sup>st</sup> Avenue

**BY-LAW NO. \_\_\_\_\_**

**A By-law to amend  
Zoning and Development By-law No. 3575  
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**Zoning District Plan Amendment**

1. 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-579 B attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

**Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (457).

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

- (a) Institutional Uses, limited to School - Elementary or Secondary; and
- (b) Accessory Uses customarily ancillary to any of the uses permitted by this section 2.2.

**Density**

3.1 The floor area for all uses must not exceed 23 114 m<sup>2</sup>.

3.2 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, regardless of maximum ceiling height, including earthen floor, both above and below ground level, 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.

### 3.3 Computation of floor area must exclude:

- (a) open patios, roof gardens, or decks but only if the Director of Planning first approves the design of sunroofs and walls;
- (b) 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 grade, except that the exclusion for a single parking space must not exceed 7.3 m in length;
- (c) areas of undeveloped floors 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; and
- (d) 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.

### **Building height**

4. The building heights, measured above the base surface, must not exceed 10.7 m, except that the roofs of the new senior school and the dining hall and athletics facility may exceed such limit but must not exceed geodetic elevation 57.50 m and 58.60 m respectively.

### **Setbacks**

5. The setback of each building must be at least:

- (a) 15.50 m from the east property line at Balaclava Street;
- (b) 12.50 m from the north property line at West 41<sup>st</sup> Avenue, except for a covered, unenclosed pedestrian entrance canopy or portico;
- (c) 8.13 m from the west property line at Blenheim Street; and
- (d) 10.70 m from the south property line;

before any dedication for street of a portion of the site adjacent to any such property line.

**Parking, loading, and bicycle spaces**

6. 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.

**Severability**

7. 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.

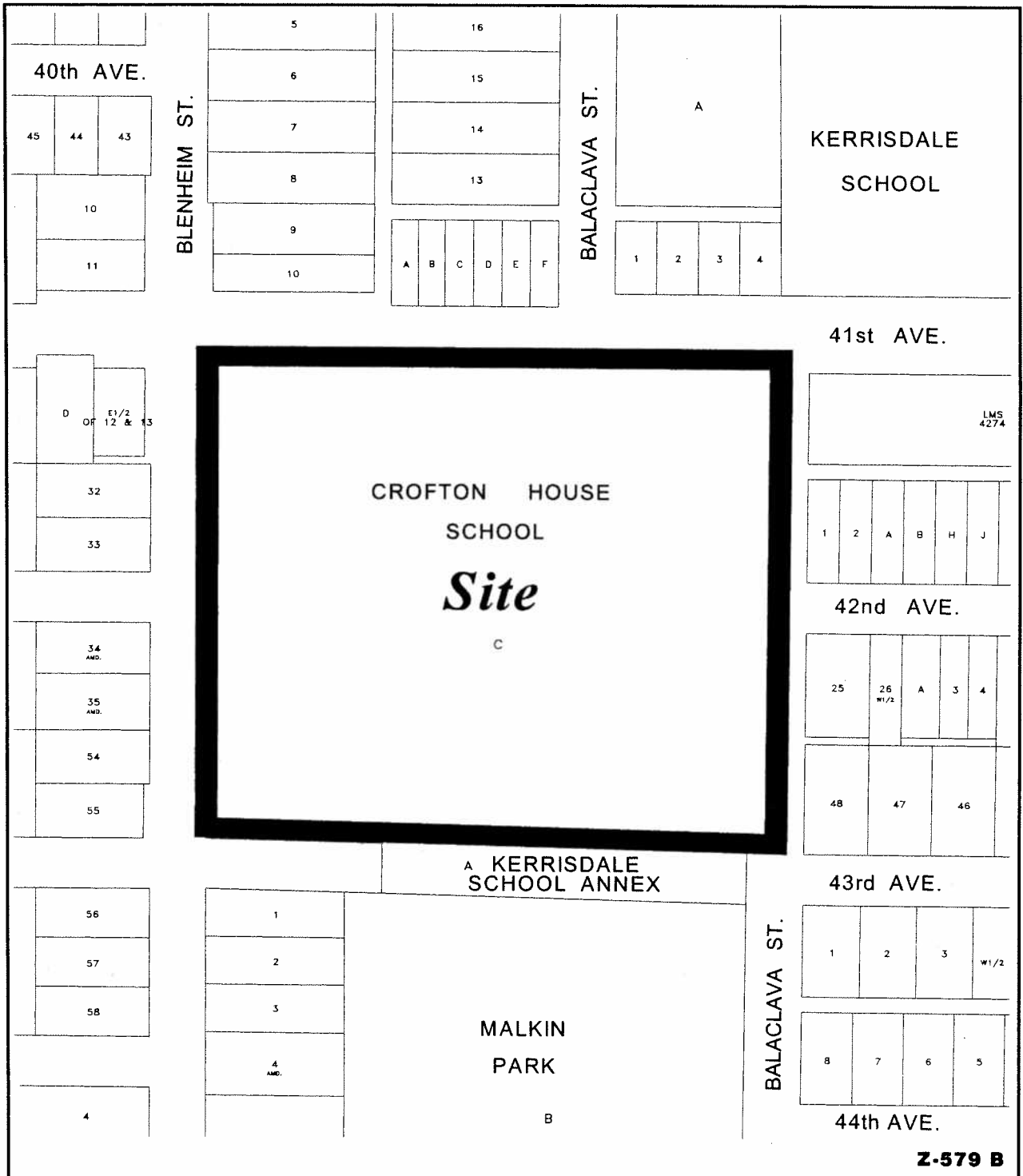
**Force and effect**

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

ENACTED by Council this                      day of    , 2007

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



RZ - 3200 W 41st Avenue

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Mar. 29, 2006

**EXPLANATION****A By-law to amend Area Specific  
Development Cost Levy By-law No. 9418  
regarding Downtown South**

The attached by-law will implement Council's resolution of May 3, 2007 to change the project cost allocations for Downtown South immediately, and to increase the DCL rate for Downtown South in 18 months.

Director of Legal Services  
May 29, 2007

BY-LAW NO. \_\_\_\_\_

**A By-law to amend Area Specific  
Development Cost Levy By-law No. 9418  
regarding Downtown South**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals the table of projects and estimated costs set out in section 2.6 of the Area Specific Development Cost Levy By-law, and substitutes:

<u>Types of Projects</u>	<u>Estimated Cost</u>
Constructing, altering, expanding, or replacing highway facilities	\$ 4,100,000
Providing and improving park land	\$ 22,100,000
Establishing day care facilities, and acquiring property for such facilities	\$ 7,500,000
Providing or assisting in providing replacement housing	\$ 24,300,000

2. From section 3.5 of the Area Specific Development Cost Levy By-law, Council strikes out "\$102.26", and substitutes "\$139.93".
3. This By-law is to come into force and take effect with respect to:
- (a) section 1, from and after the date of its enactment; and
  - (b) section 2, from and after November 29, 2008.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2007

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk