

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-742 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

Definitions

2. Words in this By-law have the meanings given to them in the Zoning and Development By-law, except that:

Geodetic Datum means the current vertical reference surface adopted and used by the City of Vancouver;

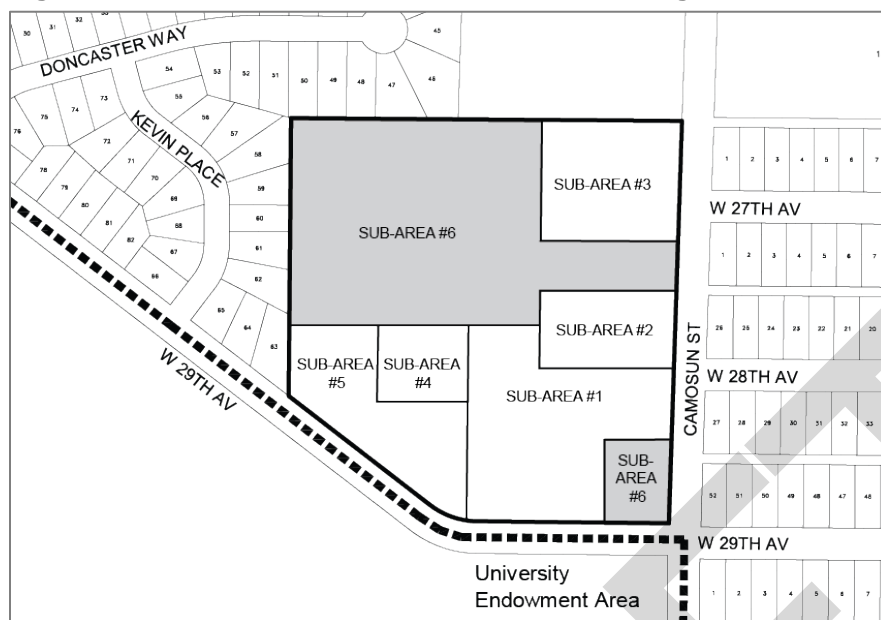
Staff Housing means providing accommodation through dwelling units intended for families where at least one individual is employed as staff or faculty at St. George's School; and

Student Housing means providing accommodation through sleeping units intended for students or other individuals attending programs at St. George's School, except that the sleeping units may contain a sink, and accommodation may be provided for a period of less than one month.

Sub-areas

3. The site is to consist of 6 sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing maximum permitted height and establishing permitted uses.

Figure 1: Sub-Areas for Maximum Permitted Height and Permitted Uses



Uses

- 4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 4.2 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 (), 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, provided that the enrolment of students attending the school on campus does not exceed 775; and
 - (b) Accessory Uses customarily ancillary to the uses listed in this section, including Staff Housing and Student Housing, except that Staff Housing and Student Housing uses are permitted only in sub-areas 4 and 5 as shown in Figure 1.

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 57,056.3 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 0.70.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) open balconies or sundecks as part of Staff Housing or Student Housing uses 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 Staff Housing or Student Housing floor area in any sub-area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
- (b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls; and
- (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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length.

5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas for Staff Housing, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area for that use; and
- (b) covered outdoor areas providing weather protection or pedestrian connection between buildings, provided they are at grade level, except that they must remain unenclosed for the life of the building.

5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building heights and number of storeys

6.1 Building height on the site must be measured in metres referenced to Geodetic Datum.

6.2 Building height, measured from the top of the roof slab above the uppermost floor, excluding parapet wall, must not exceed the maximum heights and number of storeys set out in Table 1 below.

Table 1: Maximum Number of Storeys and Permitted Height

| Sub-area | Maximum Number of Storeys | Maximum building height (Geodetic Datum) |
|-----------------|----------------------------------|---|
| 1 | 4 | 96.7 m |
| 2 | 3 | 93.1 m |
| 3 | 3 | 93.1 m |
| 4 | 6 | 99.5 m |
| 5 | 4 | 92.1 m |
| 6 | 0 | - |

Horizontal angle of daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 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 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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 the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

7.5 An obstruction referred to in section 7.2 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 ().

7.6 A habitable room referred to in section 7.1 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.

Severability

8. 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.

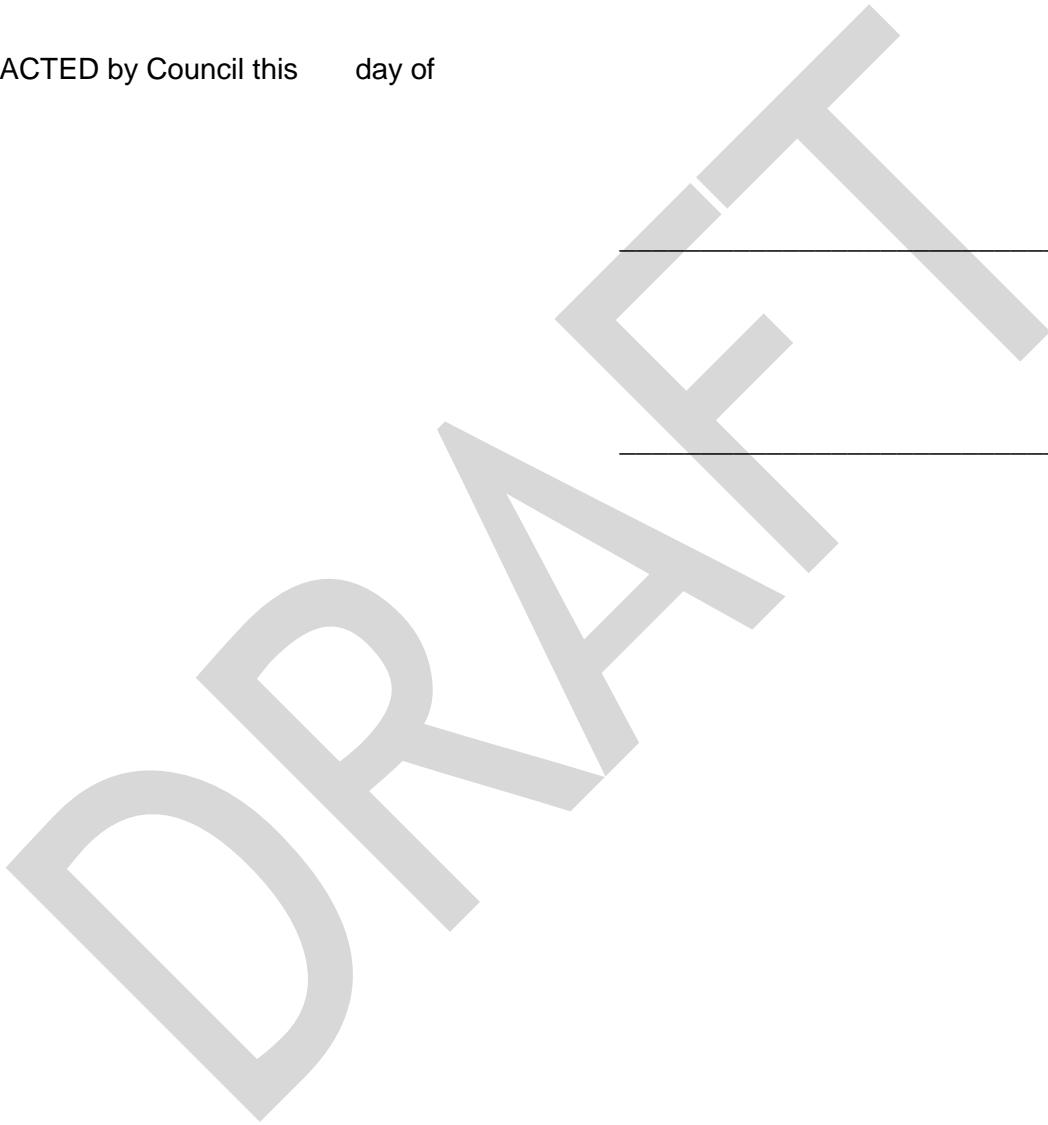
Force and effect

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

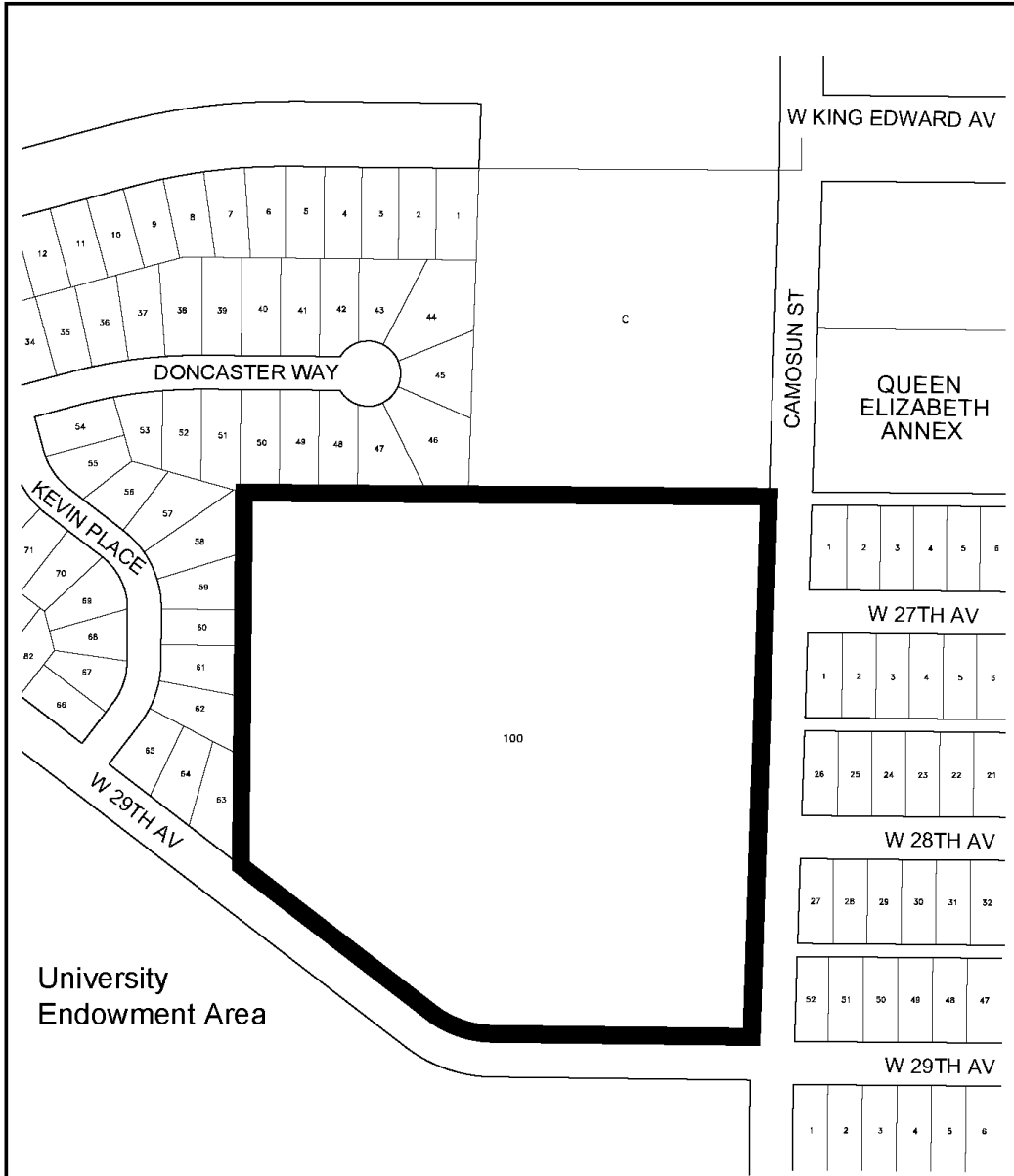
ENACTED by Council this day of , 2018

Mayor

City Clerk



Schedule A



The property outlined in black () is rezoned:
 From **RS-5** to **CD-1**

Z-742(b)

RZ - 4175 West 29th Avenue

map: 1 of 1

scale: NTS



City of Vancouver

date: 2018-06-28