



City of Vancouver *Zoning and Development By-law*

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CD-1 (167)

*2433 East 10th Avenue
and 2588 Nanaimo Street
By-law No. 5836*

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

Effective October 23, 1984

(Amended up to and including By-law No. 10383, dated October 18, 2011)

1 [Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]

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

- (a) a maximum of 310 dwelling units in multiple or two-family dwellings; and
- (b) accessory uses customarily ancillary to the uses listed in this section 2. [6758; 90 11 06] [7165; 93 09 02] [10383; 11 10 18]

3 Floor Space Ratio

The floor space ratio, computed in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, shall not exceed 1.5. [6758; 90 11 06] [10383; 11 10 18]

3.1 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3.2 Computation of floor area must assume that the site consists of 18 637 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications. [10383; 11 10 18]

4 Height

The maximum building height, measured above the base surface, shall be the lesser of 24.4 m (80 ft.) or 8 storeys. [6758; 90 11 06]

5 Site Coverage

(Repealed) [6758; 90 11 06] [10383; 11 10 18]

6 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law applicable to the RM-4N District, except that a minimum of 1 loading space, to be located to the satisfaction of the City Engineer, shall be provided to service the residential units. [6758; 90 11 06]

7 Acoustics

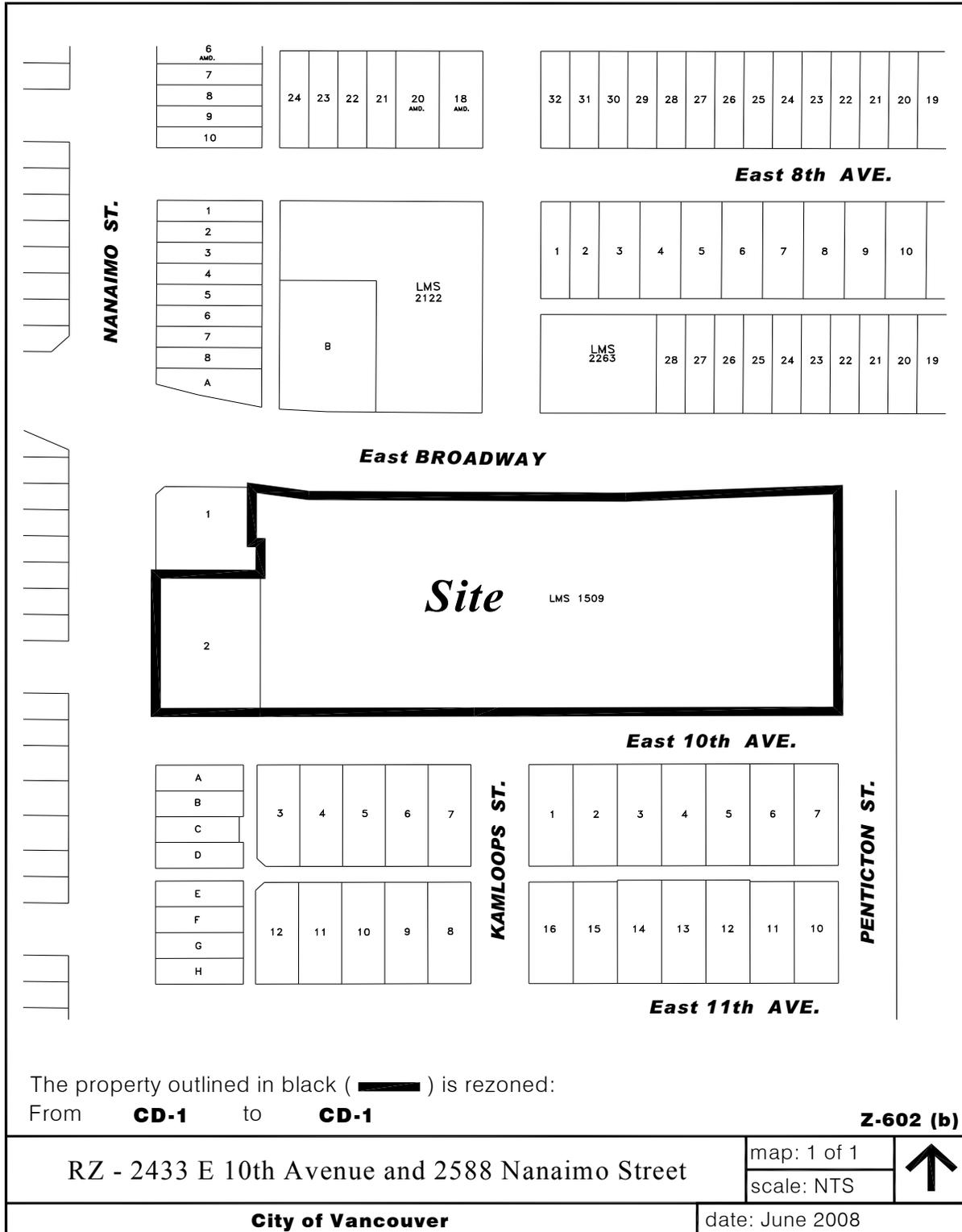
All development permit applications shall require evidence in the form of a report prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be 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

[7515; 96 01 11]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5836 or provides an explanatory note.

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*
[6758; 90 11 06]



The property outlined in black (**█**) is rezoned:

From **CD-1** to **CD-1**

Z-602 (b)

RZ - 2433 E 10th Avenue and 2588 Nanaimo Street

map: 1 of 1

scale: NTS



City of Vancouver

date: June 2008

[10383; 11 10 18]