



City of Vancouver *Zoning and Development By-law*
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CD-1 (318)

1300 West Georgia Street

By-law No. 7223

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

Effective November 9, 1993

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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 **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(318), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Dwelling Unit;
- (b) Animal Clinic;
- (c) Barber Shop or Beauty Salon;
- (d) Catering Establishment;
- (e) Financial Institution;
- (f) Fitness Centre;
- (g) General Office;
- (h) Grocery or Drug Store;
- (i) Health Care Office;
- (j) Health Enhancement Centre;
- (k) Laundromat or Dry Cleaning Establishment;
- (l) Liquor Store;
- (m) Neighbourhood Grocery Store;
- (n) Photofinishing or Photography Laboratory;
- (o) Photofinishing or Photography Studio;
- (p) Print Shop;
- (q) Repair Shop Class B;
- (r) Restaurant - Class 1;
- (s) Retail Store;
- (t) School - Arts or Self-Improvement;
- (u) School - Business;
- (v) School - Vocational or Trade;
- (w) Accessory Uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The floor space ratio shall not exceed 6.0, of which nonresidential floor space shall not exceed 930 m². For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 4 819.3 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the provided residential floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7223 or provides an explanatory note.

- (c) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion for a parking space shall be 7.3 m in length;
- (d) elevator shafts, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space or 1 000 m², whichever is lesser; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (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 subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed. [7512; 96 01 11]

4 Height

The maximum building height (including the mechanical penthouse), measured above the base surface, shall be 91.5 m.

5 Off-Street Parking

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) non-residential uses shall provide a minimum of 1 space for each 93 m² of gross floor area and a maximum of 1 space for each 80 m² of gross floor area; and
- (b) multiple dwelling uses shall provide a minimum of 0.9 spaces per dwelling unit, plus an additional space for each 200 m² of gross floor area, except that no more than 2.2 spaces per dwelling unit need be provided.

6 Off-Street Loading

Off-street loading spaces shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that off-street loading spaces for dwelling uses shall be provided as follows:

| | |
|---------------------|----------|
| less than 100 units | 0 spaces |
| 100 - 299 units | 1 space |
| 300 - 499 units | 2 spaces |
| 500 or more units | 3 spaces |

7 Acoustics

All development permit applications shall 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 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 Level (Decibels) |
|-----------------------------------|-------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |

[7515; 96 01 11]

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.]*

By-law No. 7223 Being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from DD to CD-1

