



City of Vancouver *Zoning and Development By-law*

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CD-1 (361)

245 Alexander Street

By-law No. 7652

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

Effective November 5, 1996

(Amended up to and including By-law No. 8513, dated July 9, 2002)

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

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (361), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are

- (a) Artist Studio, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) General Office,
- (c) Manufacturing Uses,
- (d) Residential Unit associated with and forming an integral part of an Artist Studio, which Residential Unit use will be in an “activity zone” as defined in the Noise Control By-law, and, as a result, will be subject to the noise level permitted in an industrial zone, subject to the provisions of section 11.19 of the Zoning and Development By-law, [8513; 02 07 09]
- (e) Residential Unit associated with the following industrial uses: Bakery Products Manufacturing; Brewing or Distilling; Clothing Manufacturing; Dairy Products Manufacturing; Electrical Products or Appliances Manufacturing; Food or Beverage Products Manufacturing - Class B; Furniture or Fixtures Manufacturing; Jewellery Manufacturing; Leather Products Manufacturing; Metal Products Manufacturing - Class B; Miscellaneous Products Manufacturing - Class B; Non-Metallic Mineral Products Manufacturing - Class A; Non-Metallic Mineral Products Manufacturing - Class B; Paper Products Manufacturing; Photofinishing and Photography Laboratory; Plastic Products Manufacturing; Printing or Publishing; Shoes or Boots Manufacturing; Software Manufacturing; Textiles or Knit Goods Manufacturing; Tobacco Products Manufacturing; Wood Products Manufacturing - Class B; Storage Warehouse; Courier Depot; Radiocommunication Station; Wholesaling - Class A; Wholesaling - Class B which Residential Unit use will be in an “activity zone” as defined in the Noise Control By-law, and, as a result, will be subject to the noise level permitted in an industrial zone, [8513; 02 07 09]
- (f) Retail Uses,
- (g) Service Uses,
- (h) Transportation and Storage Uses,
- (i) Utility and Communications Uses,
- (j) Wholesale Uses, and
- (k) Accessory Uses customarily ancillary to the above uses. [8424; 02 01 22]

2.2 Ground floor uses shall be limited to Artist Studio - Class B, Residential unit associated with Artist Studio - Class B or with industrial uses listed in section 2.1(e), General Office, Manufacturing Uses, Retail Uses, Service Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and Accessory Uses customarily ancillary to the above uses. [8513; 02 07 09]

2.3 A residential unit associated with an industrial use shall be a minimum size of 29.7 m² except that where the combined residential and industrial units are greater than 59.4 m², a residential unit associated with an industrial use shall be a maximum size of 50% of the total combined residential and industrial unit area to a maximum of 125 m².

2.4 No more than 2 persons can occupy a residential unit associated with an industrial use.

2.5 No use listed in section 2.1 shall be carried on other than wholly within a completely enclosed building, except for parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing. [8424; 02 01 22]

3 Floor Space Ratio and Floor Space Area

3.1 The floor space ratio must not exceed 4.50 and, for the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 3 424 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors, both above and below the base surface, to be measured to the extreme outer limits of the building;
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spray painting room and similar workshop areas, except where space is provided below the base surface; and
- (c) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) open residential balconies or sundecks, 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 eight percent of the residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, 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, provided that the maximum exclusion from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area;
- (f) 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 floor area for General Office and Retail Uses and for all Service Uses except Laboratory, Laundry or Cleaning Plant, Photofinishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, School - Vocational or Trade and Sign Painting Shop, must not exceed 250 m².

4 Height

The maximum building height, measured above the base surface is 32.3 m.

5 Off-Street Parking and Loading

5.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- (a) a minimum of one parking space for every artist studio of 75 m² or less of gross floor area and 1.3 parking spaces for every artist studio over 75 m² of gross floor area, and one additional parking space for every 12 artist studios on sites with 12 or more artist studios, must be provided;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7652 or provides an explanatory note.*

- (b) for a residential unit associated with an industrial use (an "industrial work/live unit") a minimum of one parking space for every industrial work/live unit of 75 m² or less of gross floor area, 1.3 parking spaces for every industrial live/work unit over 75 m² but less than 121 m² of gross floor area, and one parking space per 93 m² of gross floor area for every industrial work/live unit of 121 m² gross floor area or larger, and one additional space for every 12 industrial work/live units on sites with 12 or more industrial work/live units, must be provided;
- (c) for a residential unit associated with an industrial use a minimum of 0.75 Class A bicycle spaces for every residential unit must be provided. [8424; 01 02 22]

5.2 The Director of Planning may relax the number of required off-street parking spaces if literal enforcement would result in unnecessary hardship relating to the provision of assured non-market rental artist studios, provided that a minimum of one parking space shall be provided for every two artist studios.

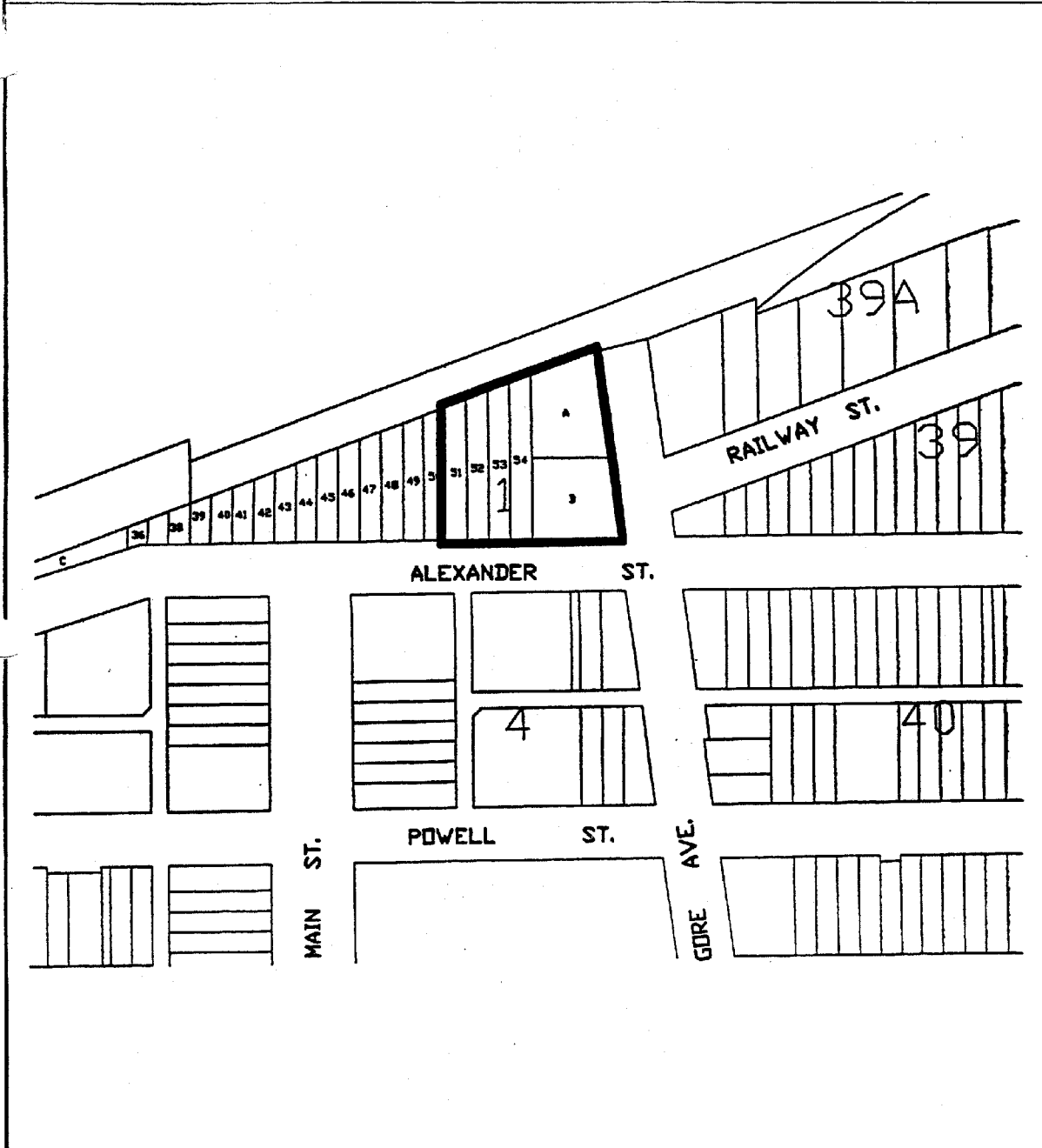
6 Acoustics


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 the dwelling units listed below will 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

7 *[Section 7 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. 7652 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **M-2** To **CD-1**

Z-456(c)

RZ 245-295 Alexander Street	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		