



## **City of Vancouver** *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060  
[planning@city.vancouver.bc.ca](mailto:planning@city.vancouver.bc.ca)

# **CD-1 (390)**

*1316-1336 West 11th Avenue*

*By-law No. 8034*

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

***Effective June 15, 1999***

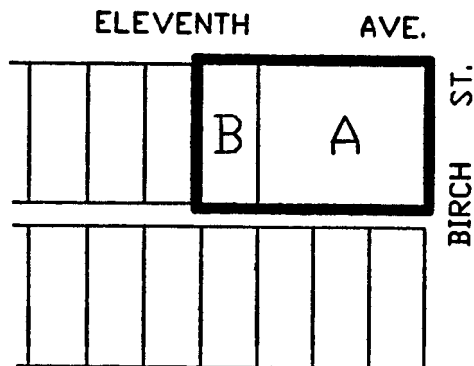
*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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(390), 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) Multiple Dwellings, and
- (b) Accessory Uses customarily ancillary to the above use.



**3 Floor Area**

**3.1** Within Sub-Area A, shown delineated on the diagram above, the floor area must not exceed 4 289.7 m<sup>2</sup>.

**3.2** Within Sub-Area B, shown delineated on the diagram above, the floor area must not exceed 576.4 m<sup>2</sup>.

**3.3** The following will be included in the computation of floor area under sections 3.1 and 3.2:

- (a) 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;
- (b) 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.

**3.4** The following will be excluded in the computation of floor area under sections 3.1 and 3.2:

- (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 permitted residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8034 or provides an explanatory note.

- (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:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors which are located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> 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]

**3.5** The Director of Planning may permit the following to be excluded in the computation of floor area:

- (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.

## **4 Height**

**4.1** Within Sub-Area A, the maximum building height measured above the base surface is 36.6 m and the building must not extend beyond 12 storeys.

**4.2** Within Sub-Area B, the maximum building height measured above the base surface is 12.0 m and the building must not extend beyond 3 storeys.

## **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) within Sub-Area A, off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable RM-3 District standards of the Parking By-law, and
- (b) within Sub-Area B, a minimum of one off-street parking space for every dwelling unit must be provided.

**6 Acoustics**

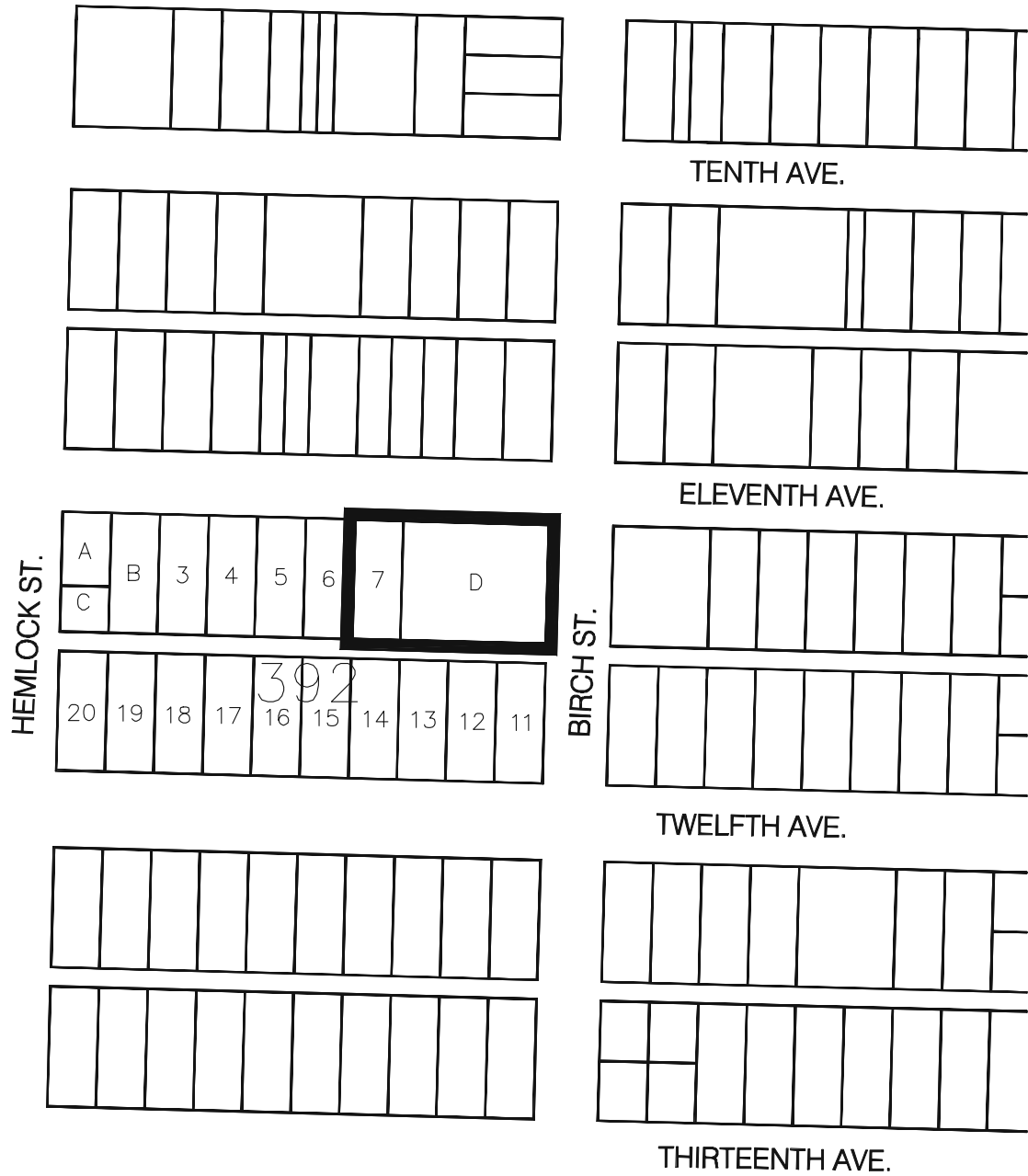
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level 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.

<b>Portions Of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
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 certify the by-law number and date of enactment.]*

By-law No. 8034 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black ( **█** ) is rezoned:  
From **RM-3** to **CD-1**

**Z-493(a)**

**RZ - 1316-1336 West 11th Avenue**

map: 1 of 1  
scale: 1:2000



**City of Vancouver**