



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

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## CD-1 (625)

*408 - 488 West King Edward Avenue*

*By-law No. 11485*

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

***Effective April 5, 2016***

1 Zoning District Plan Amendment

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-685 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Definitions

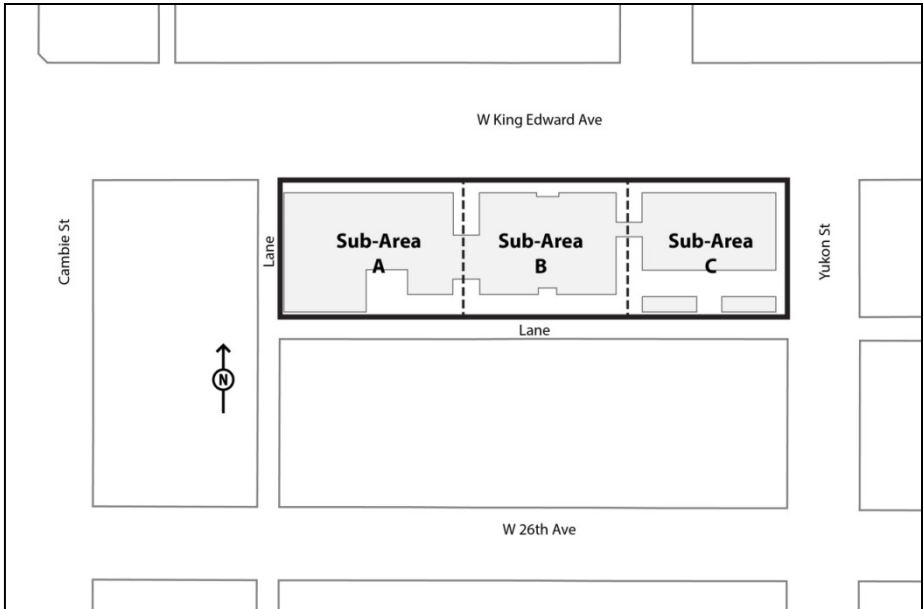
In this By-law:

“Adult Day Care Centre” means the use of premises to offer health, therapeutic, social, respite, and other care services, programs, and facilities to seniors and other adults.

3 Sub-areas

The site is to consist of three sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating height.

Figure 1



4 Uses

4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (625).

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

- (a) Dwelling Uses, limited to Seniors Supportive or Assisted Housing;
- (b) Institutional Uses, limited to Community Care Facility - Class B and Adult Day Care Centre; and
- (c) Accessory Use customarily ancillary to the uses listed in this section 4.2.

## 5 Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 5,345.0 m<sup>2</sup>, being the site size at the time of the application for rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.27, except that:
- (a) Dwelling uses are limited to 10,000 m<sup>2</sup>; and
  - (b) Above grade floor space ratio is limited to 1.99.
- 5.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks 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 permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed the lesser of 10 % of the permitted floor area or 1,000 m<sup>2</sup>.
- 5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any purpose other than that which justified the exclusion.

## 6 Building height

Building height, measured from base surface, must not exceed the maximum heights set out in the following table:

<b>Sub-Area</b>	<b>Maximum permitted height</b>
A	20.3 m
B	16.4 m
C	14.5 m

## 7 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 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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.
- 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 (625).
- 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 m<sup>2</sup>.

## 8 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 dwelling units listed below do 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 is defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

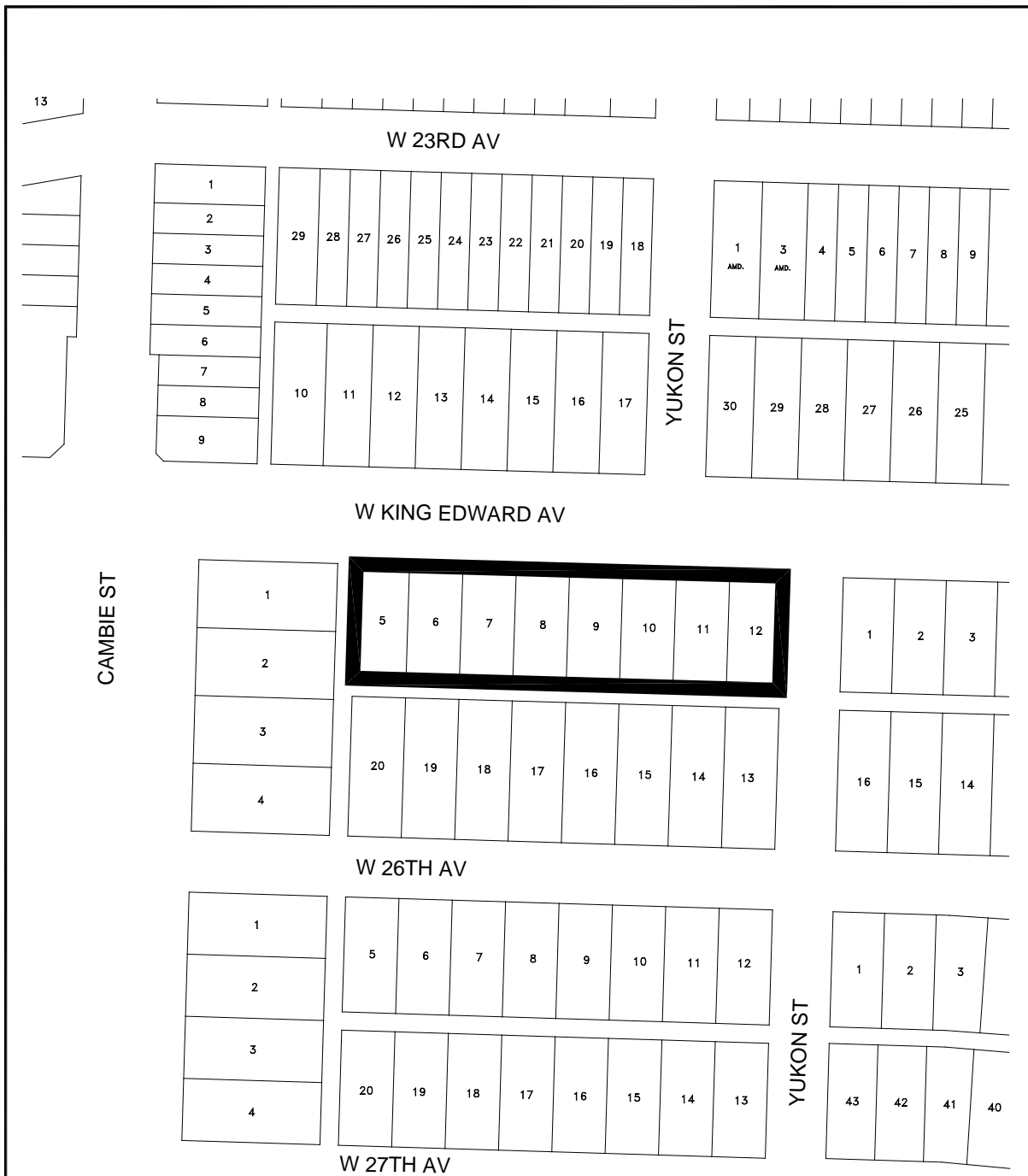
## 9 Severability

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.

## 10 Force and effect

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

ENACTED by Council this 5th day of April, 2016.



The properties outlined in black (  ) are rezoned:  
 From **RS-1** to **CD-1**

**Z-685 (c)**

**RZ - 408-488 West King Edward Avenue**

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2015-02-03