



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100
website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

CD-1 (682)

1495 West 8th Avenue

By-law No. 11933

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

Effective October 17, 2017

Amended up to and including:

By-law No. 12193, dated July 24, 2018

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-714 (e) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (682).

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

- (a) Cultural and Recreational Uses, limited to Arts and Culture Indoor Event, Billiard Hall, Bingo Hall, Club, Fitness Centre – Class 1, Hall, Library, and Museum or Archives;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility – Class B;
- (d) Office Uses, limited to General Office;
- (e) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Retail Store, Small-scale Pharmacy; [12193; 2018 07 24]
- (f) Service Uses, limited to Auction Hall, Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, Sign Printing Shop, and Wedding Chapel subject to section 11.20 of the Zoning and Development By-law; and
- (g) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

3 Conditions of use

3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Restaurant at ground level; and
- (b) display of flowers, plants, fruits and vegetables.

3.2 The design and layout of at least 25% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 2,228 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all combined uses must not exceed 6.02, except that dwelling uses must not exceed 4.50.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 11933 or provides an explanatory note.*

- 4.3 Computation of floor area must include all floors of all buildings, 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.
- 4.4 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 residential 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;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area;
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) unenclosed outdoor areas underneath tower building overhangs, provided they are at grade level, except that they must remain unenclosed for the life of the building.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.
- 5 Building height
Building height, measured from base surface, must not exceed 54.0 m.
- 6 Horizontal angle of daylight
- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 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.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 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 unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 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 (682).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (c) 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 m².

7 **Acoustics**

A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) 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

8 **Severability**

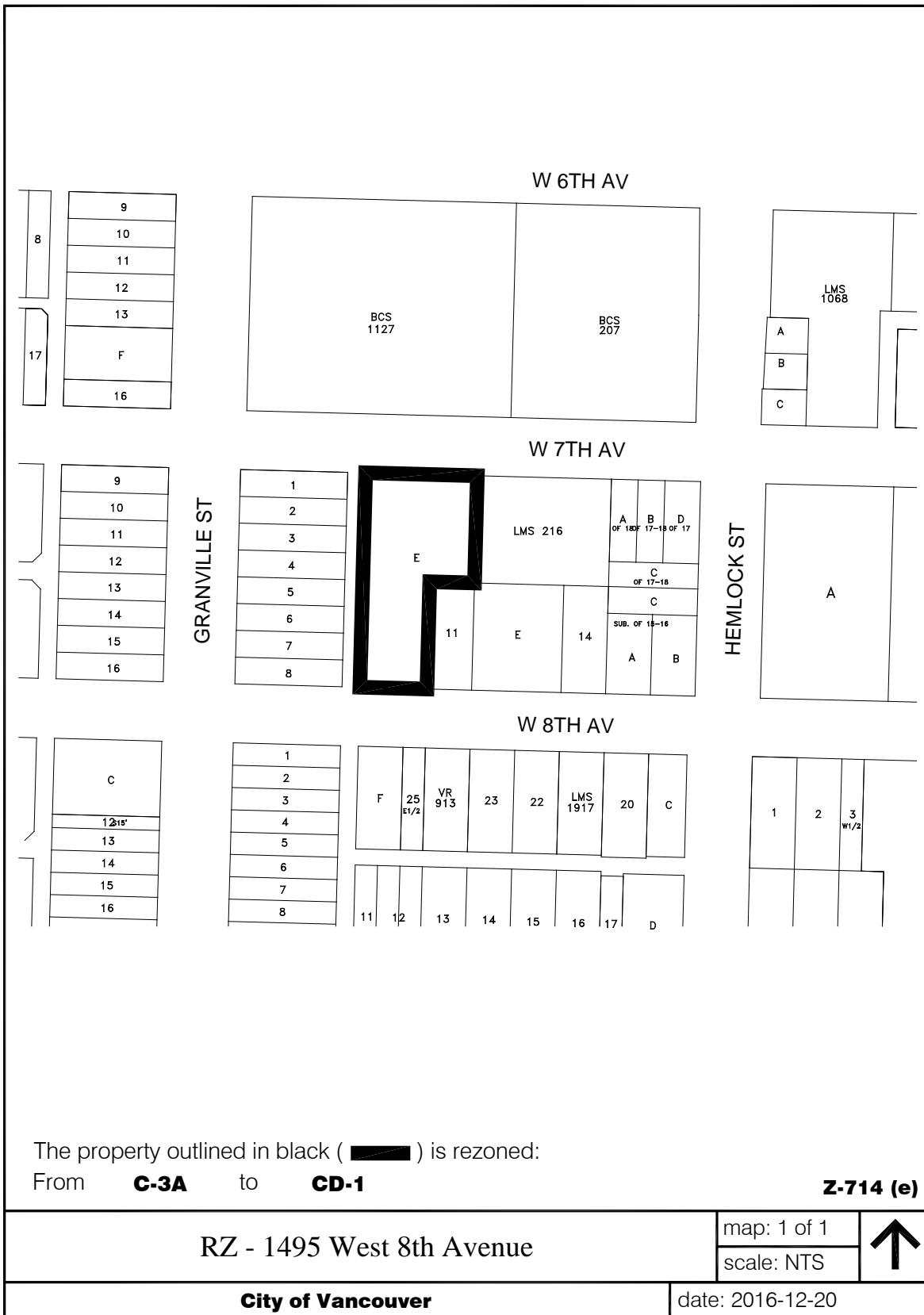
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

9 **Force and effect**

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

ENACTED by Council this 17th day of October, 2017.

Schedule A



CD-1 (682)
Back-up Notes Summary Page
1495 West 8th Avenue

Public Hearing – January 24, 2017 – Item 6 – [Agenda](#) | [Minutes](#)

Summary – Rezone from C-3A (Commercial) District to permit the development of a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to an 18-storey secured mixed-income social housing building with 149 units fronting 8th Avenue, at a height of 54.0 m (177 ft.) and a floor space ratio (FSR) of 6.02.

By-law enacted on *October 3, 2017* – [By-law No. 11918](#) (Housing Agreement)

By-law enacted on *October 17, 2017* – [By-law No. 11933](#) (Zoning and Development)

By-laws enacted on *October 31, 2017* – [By-law No. 11937](#) (Noise), [By-law No. 11938](#) (Sign)

Public Hearing – July 17, 2018 – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (672) to add Grocery Store with Liquor Use.

By-law enacted on *July 24, 2018* – [By-law No. 12193](#) (Zoning and Development)