

City of Vancouver *Zoning and Development By-law*

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CD-1 (5)

5702-5798 Rupert Street

By-law No. 3712

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

Effective July 8, 1958

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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 *[Section 2 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.]*

1 **Application**

The provisions of this By-law apply to that area of land zoned CD-1 By-law No. 3712. [6677; 90 0612]

2 **Uses**

The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3712, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) multiple dwellings containing a maximum of 58 dwelling units all of which must be eligible for Government funding; and
- (b) accessory uses and buildings customarily ancillary to the above. [6677; 90 06 12]

3 **Floor Space Ratio**

The floor space ratio, computed in accordance with the applicable provisions of the RM-4 and RM-4N Districts Schedule, shall not exceed 0.67. [6677; 90 06 12]

3.1 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Height**

The maximum building height measured above the base surface shall be the lesser of 9.0 m (29.53 ft.) or two storeys. [6677; 90 06 12]

5 **Setbacks**

The minimum setback of the principal buildings from property boundaries shall be as follows:

- 4.6 m (15.09 ft.) from the north and south property lines; and
- 7.4 m (24.28 ft.) from the east and west property lines. [6677; 90 06 12]

6 **Site Coverage**

The maximum site coverage for all buildings, measured in accordance with the RM-4 and RM-4N Districts Schedule, shall be 38 percent of the site area. [6677; 90 06 12]

7 **Off-street Parking And Loading**

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 22 parking spaces shall be provided. [6677; 90 06 12]

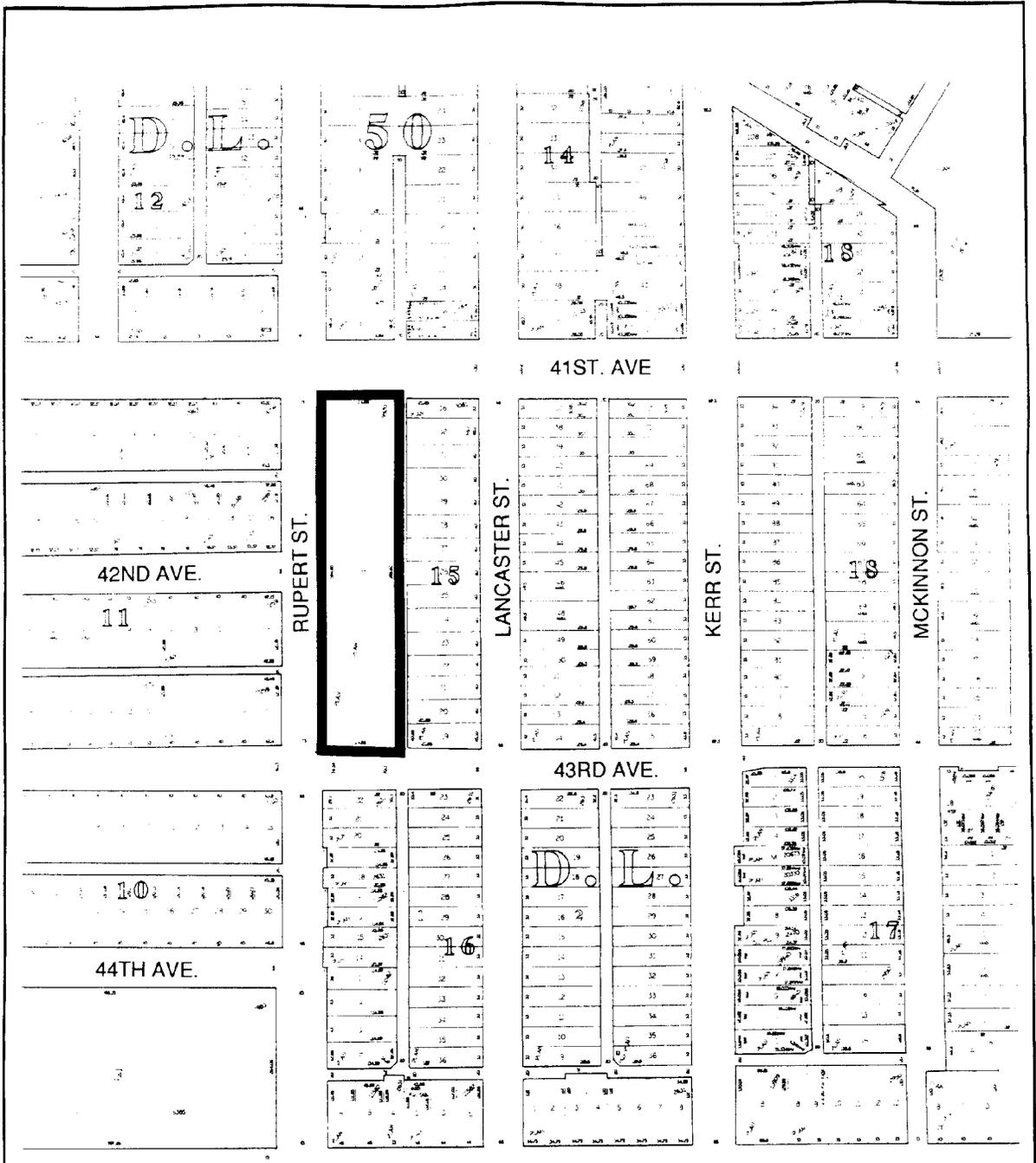
Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3712 or provides an explanatory note.*

8 Acoustics

All development permit applications shall require evidence in the form of a report 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.
[6677; 90 06 12]

Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 3712

CD-1 (5) 5702-5798 Rupert St. City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): V-19,20	
scale: 1:3000		

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