



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

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## CD-1 (10)

### *4925 Cambie Street & 4950 Heather Street* *By-law No. 3897*

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

**Effective January 31, 1961**

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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

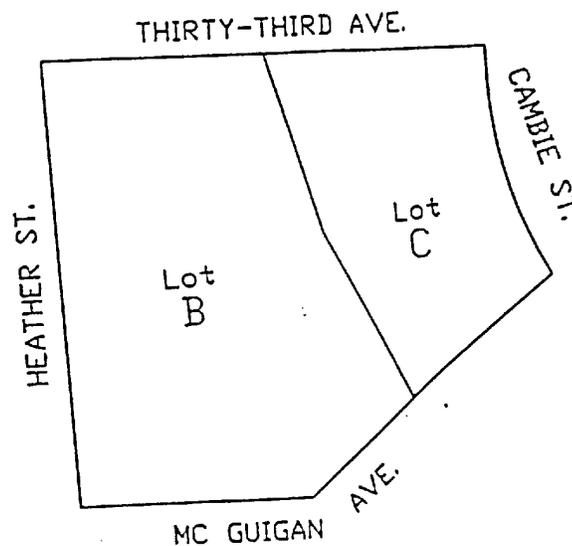
The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(10), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Child Day Care Facility,
- (b) Church,
- (c) Community Care Facility - Class B, and [9674; 08 06 24]
- (d) Accessory Uses customarily ancillary to the above uses, but limited to rectory, offices, classrooms and meeting rooms on Lot C, as shown on Diagram 1 below.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.00 on Lot B and 0.70 on Lot C, both as shown on Diagram 1 below. For the purpose of computing floor space ratio, Lot B is deemed to be 10 095 m<sup>2</sup>, being their sizes at time of application for rezoning, prior to any dedications.

Diagram 1



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

- (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; and
- (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.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3897 or provides an explanatory note.

**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;
- (b) patios and roof gardens, 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:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space will 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 will not exceed 7.3 m in length; and
- (d) amenity areas on Lot B, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) 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]

#### 4 Height

The maximum height measured above the base surface is 18.3 m on Lot B and 10.7 m on Lot C.

#### 5 Setback

**5.1** A landscaped setback of 7.6 m from all property boundaries must be provided, except for buildings existing as of October 5, 1999 the depth of or the requirement of a landscaped setback may be relaxed by the Director of Planning.

**5.2** The Director of Planning may permit a setback of 4.6 m from the interior property lines between Lots B and C.

**5.3** The Director of Planning may permit surface parking and loading within the landscaped setback between Lots B and C where satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development.

#### 6 Off-Street Parking and Loading

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

- (a) for Community Care Facility - Class B, a minimum of 1 space for every 6 beds must be provided for staff and 1 space for every 10 beds must be provided for visitors. [9674; 08 06 24]
- (b) for Church, a minimum of 1 space for each 9.3 m<sup>2</sup> of floor area used for assembly purposes must be provided, except that where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning may require parking for only the largest of these areas, and
- (c) for all other uses, including accessory uses to Church, a minimum of 1 space for each 40 m<sup>2</sup> of floor area must be provided, subject to Section 4.1.9 of the Parking By-law.

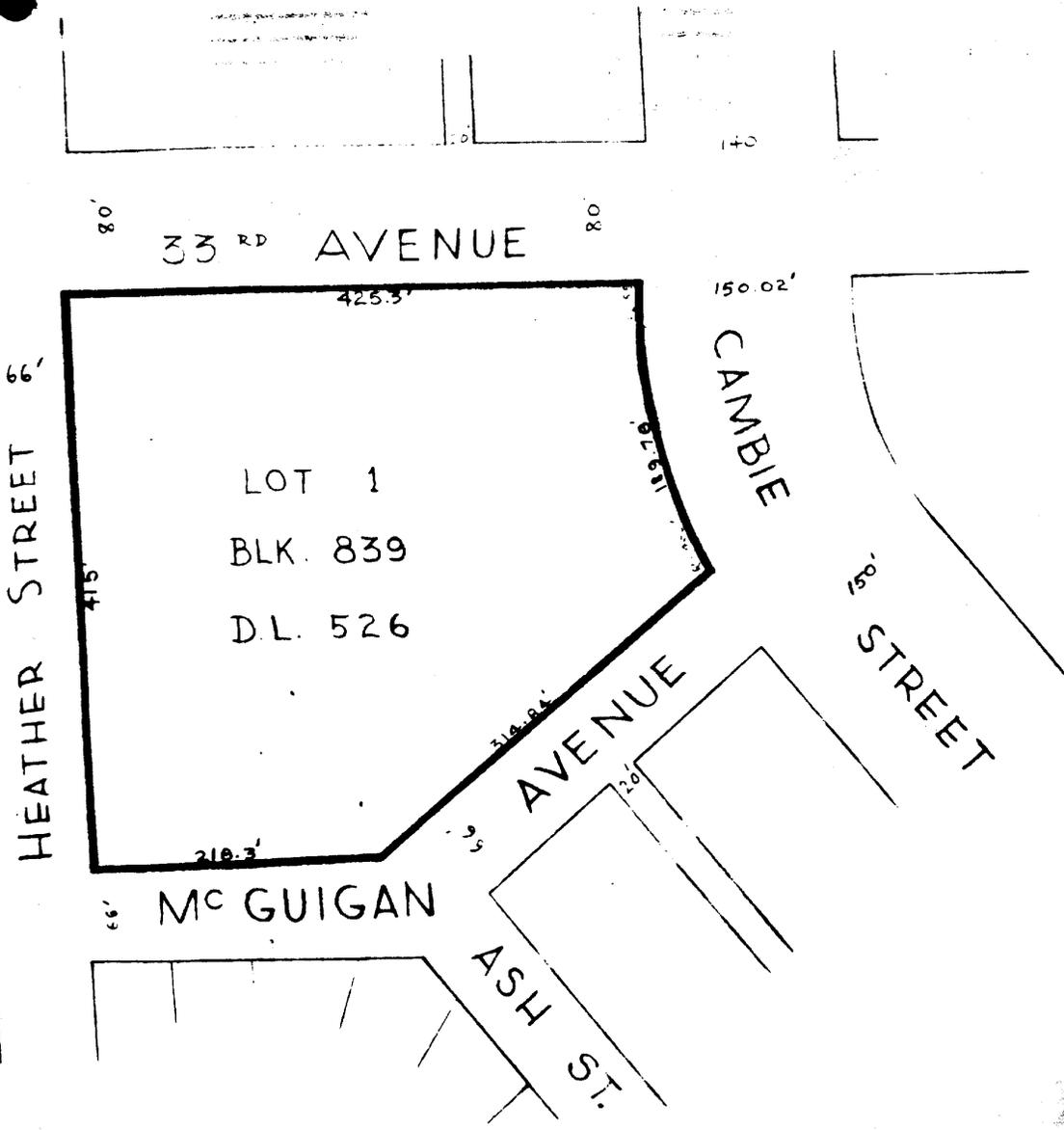
7 Acoustics

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 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

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

THE LOT SHOWN BELOW OUTLINED IN RED IS REZONED FROM (RS-1)  
ONE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE  
DEVELOPMENT DISTRICT.



33<sup>RD</sup> AVENUE

HEATHER STREET 66'

LOT 1  
BLK. 839  
D.L. 526

CAMBIE AVENUE

15<sup>TH</sup> STREET

MC GUIGAN

ASH ST.

RZ.H.22

Z.65.A