



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

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## CD-1 (22)

*1925 West 33rd Avenue  
(formerly 4625-4875 Valley Drive)  
By-law No. 4037*

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

**Effective January 22, 1963**

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

1 Application

The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 4037. [7212; 93 11 02]

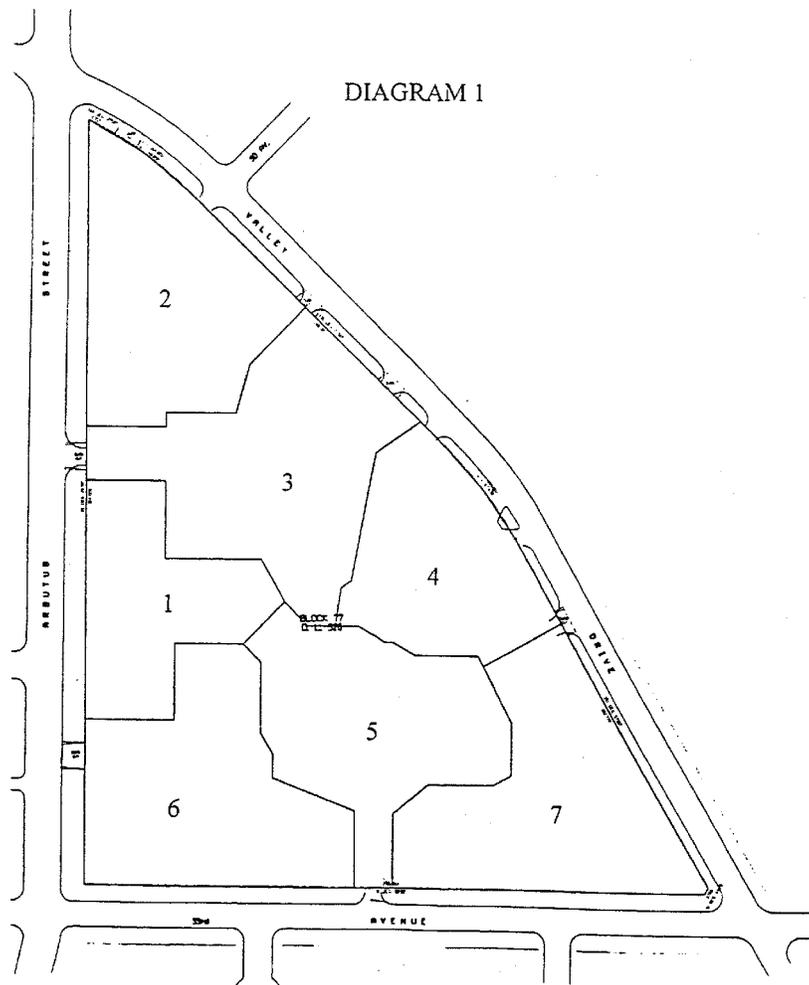
2 Uses

The area shown included within the heavy black outline on Schedule "D" to By-law No. 4037 shall be more particularly described as CD-1(22), 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) Multiple Dwellings, containing a maximum of 750 dwelling units, of which 25% shall be suitably designed to accommodate families with children, and
  - (c) Accessory Uses customarily ancillary to the above uses.
- [7041; 92 10 20] [8017; 99 04 13]

3 Parcels

The site will consist of seven parcels, generally as illustrated in Diagram 1. The parcel boundaries are approximate and subject to being finalized by survey at the time of subdivision. [8017; 99 04 13]



**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4037 or provides an explanatory note.

**4 Floor Space Ratio**

**4.1** Subject to section 4.2, the maximum floor space for each parcel is as set out in Table 1, except that these figures may vary by plus or minus 5%.

**Table 1**

Parcel	1	2	3	4	5	6	7
FSR	1.73	1.56	1.87	2.08	1.27	1.25	0.61

**4.2** The floor space ratio for the entire site must not exceed 1.41.

**4.3** 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;
- (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.

**4.4** 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, 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:
  - (a) 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
  - (b) 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) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (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; [7212; 93 11 02] [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]

**4.5** The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) roof overhangs, eaves, gutters, covered porches or other similar projections, as determined by the Director of Planning.

- (b) enclosed or semi-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, enclosed or semi-enclosed balcony or sundeck exclusion does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed.
- (c) areas of undeveloped floors which are located adjacent to a storey or half storey with a ceiling height of greater than 1.2 m provided that the Director of Planning first approves the roof design. [8017; 99 04 13][8298; 01 02 20]

## 5 Height

- 5.1** The maximum building height measured above the base surface is as set out in Table 2, provided that no storey exceeds 3.7 m measured from floor to floor and the average of all stories measured from floor to floor is 3.1 m.

**Table 2**

Parcel	1	2	3	4	5	6	7
Height (m)	18	18	28	28	25.5	18	18
Storeys	4	4	7	7	6	4	4

- 5.2** Where the Director of Planning determines that the base surface is higher than shown on plans prepared by Paul Merrick Architects Limited and stamped “Received, Planning Department, February 10, 1998” he may, provided he first considers applicable policies and guidelines adopted by Council, relax the maximum height provisions of Table 2 by up to 5%.

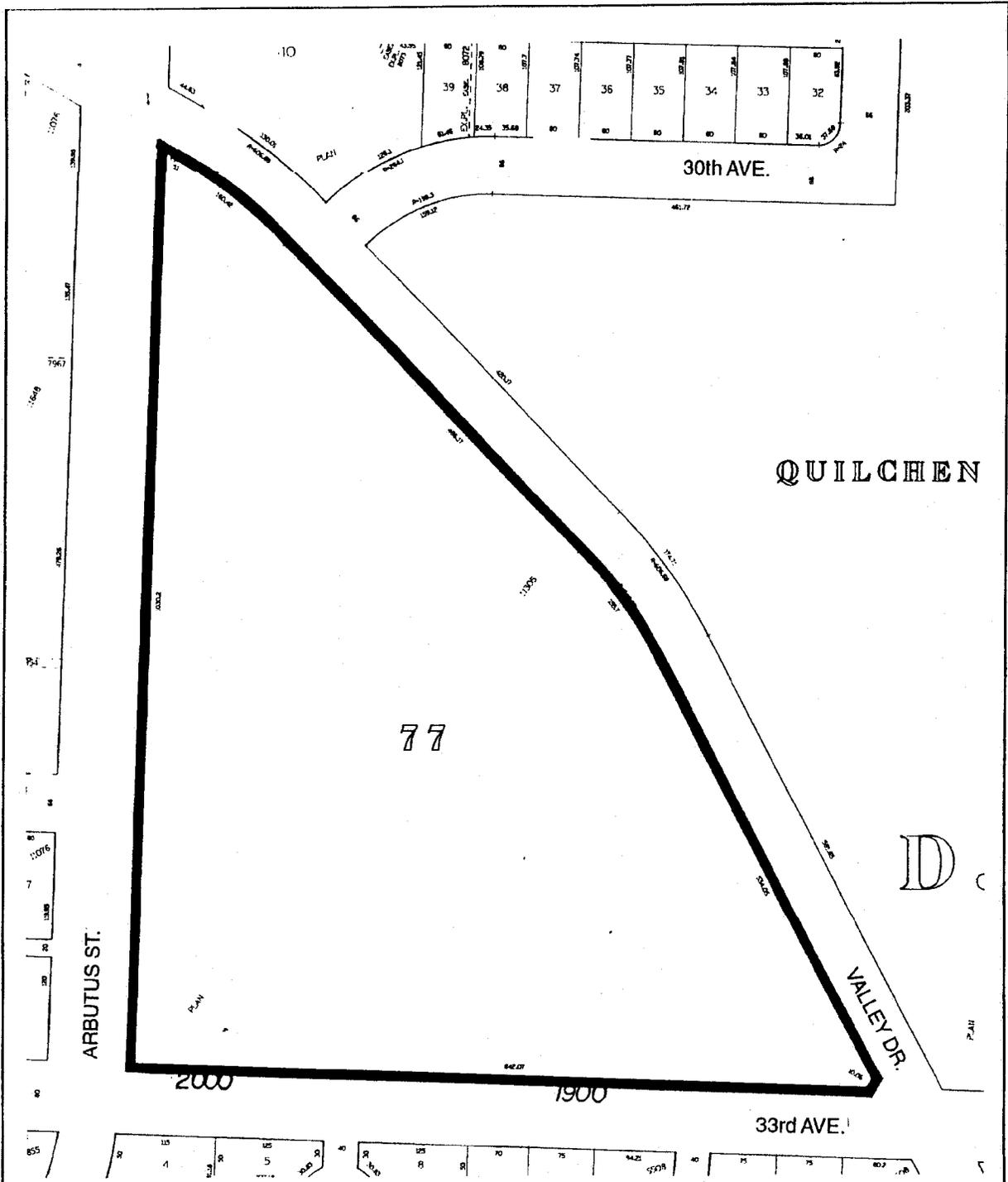
## 6 Off-Street Parking and Loading

- 6.1** Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RM-3 provisions of the Parking By-law except that one off-street loading space for each 200 dwelling units must be provided.
- 6.2** The Director of Planning, on the advice of the City Engineer, may grant a relaxation in any requirement of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

## 7 Acoustics

All development permit applications shall 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 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.

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45



The property outlined in black (█) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 4037

<b>CD-1 (22) 4625-4875 Valley Drive</b> <b>City of Vancouver Planning Department</b>	date prepared: Feb. 1994	
	sectional(s): L-16, 17	
scale: 1:2000		