



City of Vancouver *Zoning and Development By-law*
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CD-1 (31)

620 West 45th Avenue

By-law No. 4131

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

Effective October 27, 1964

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

1 *[Section I 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 “D” to this By-law shall be more particularly described as CD-1(31), 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) Multiple Dwellings, limited to 95 dwelling units of which a minimum of 25 percent of the total number of dwelling units are generally designed in accordance with the Council-adopted “High-Density Housing for Families with Children Guidelines”, and
- (b) Accessory Uses customarily ancillary to the above use.

3 **Condition of Use**

No building will be permitted to be used or occupied or continued to be used or occupied unless the trees identified on the site plan referred to in Section 7 are retained and maintained in a healthy condition on the site, except where their removal or relocation has been permitted by the Director of Planning pursuant to another by-law.

4 **Floor Space Ratio**

4.1 The floor space ratio must not exceed 1.45. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 10 121 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 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.

4.3 The following will be excluded in the computation of floor space ratio:

- (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;
- (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 shall 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 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; and

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4131 or provides an explanatory note.*

- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [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]

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

- (a) 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 and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

5 Height

The maximum building height measured above the base surface is 15.3 m over the easterly 51.3 m of the site, and 12.2 m over the remainder of the site.

6 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law as if the site is zoned RM-4.

7 Landscaping and Trees

Before any development permit can be approved for the site, a site plan showing mature trees and landscaping which will be retained in place or relocated on the site or elsewhere, must be submitted to and approved by the Director of Planning.

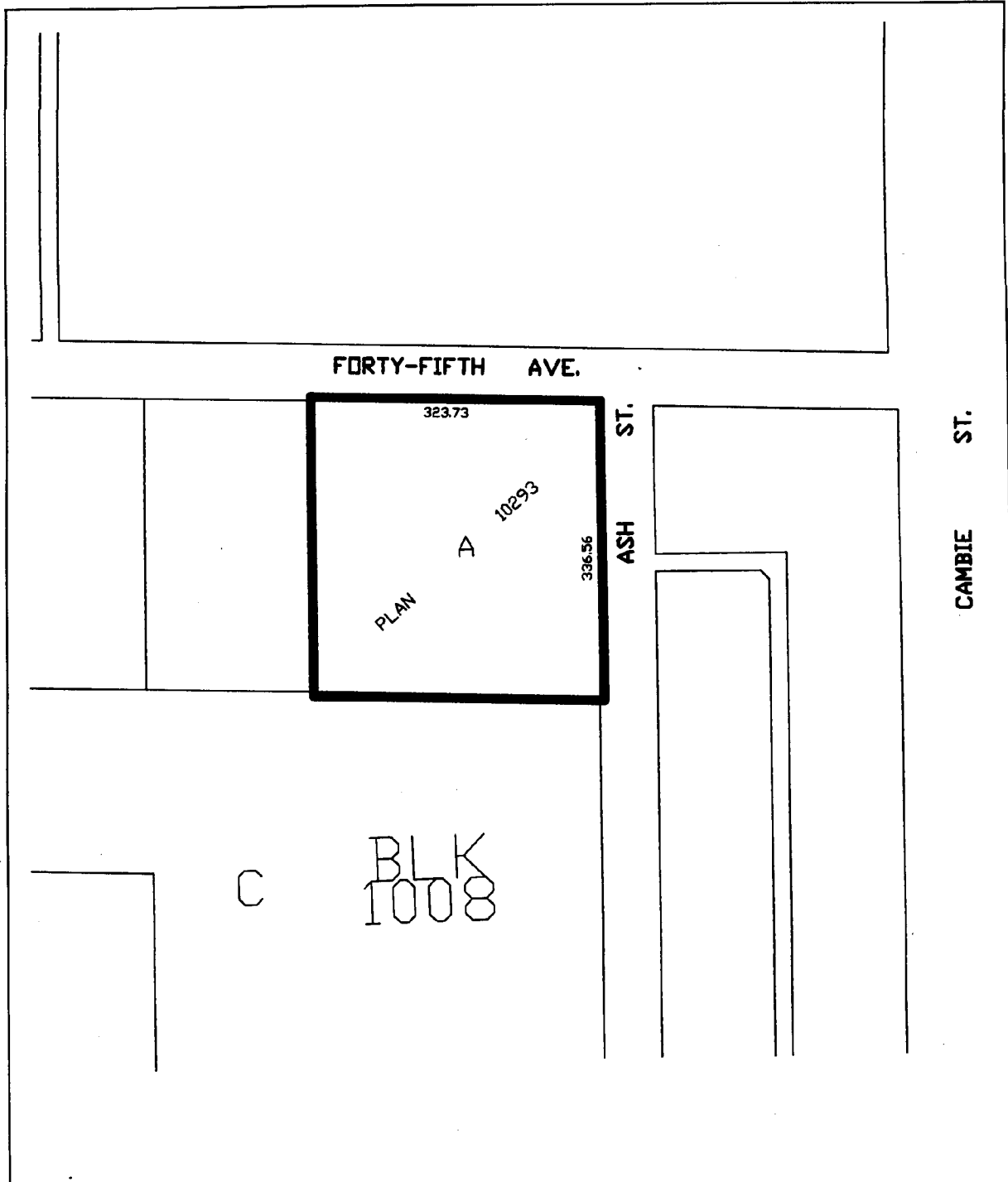
8 Acoustics

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 the dwelling units listed below will 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.

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

[7780; 97 10 07]

9 *[Section 9 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.]*



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4131

CD-1 (31) 620 West 45th Ave. City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): O-20	
scale: 1:2000		

