

CD-1 (109)

2924 Venables Street

By-law No. 4926

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective December 16, 1975

Amended up to and including:

By-law No. 8169, dated March 14, 2000

By-law No. 13235, dated January 25, 2022

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked as Schedule “D” to said By-law is hereby amended according to the plan marginally numbered Z-181--A annexed to this By-law and marked as Schedule “D” hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule “D” of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule “D” attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule “D” to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

Designation of CD-1 District

2. The area shown outlined in black on the said plan is rezoned CD-1.

Uses

3. 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 (109), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwellings; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this Section 3.

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of the family 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”.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 4,490 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

- 5.2 The floor space ratio for all uses must not exceed 2.02.
- 5.3 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.
- 5.4 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 permitted 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 the 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, whose 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; and
 - (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.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 21.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 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; or
- 7.5 An obstruction referred to in section 7.2 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 (109).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) 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.

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic 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.

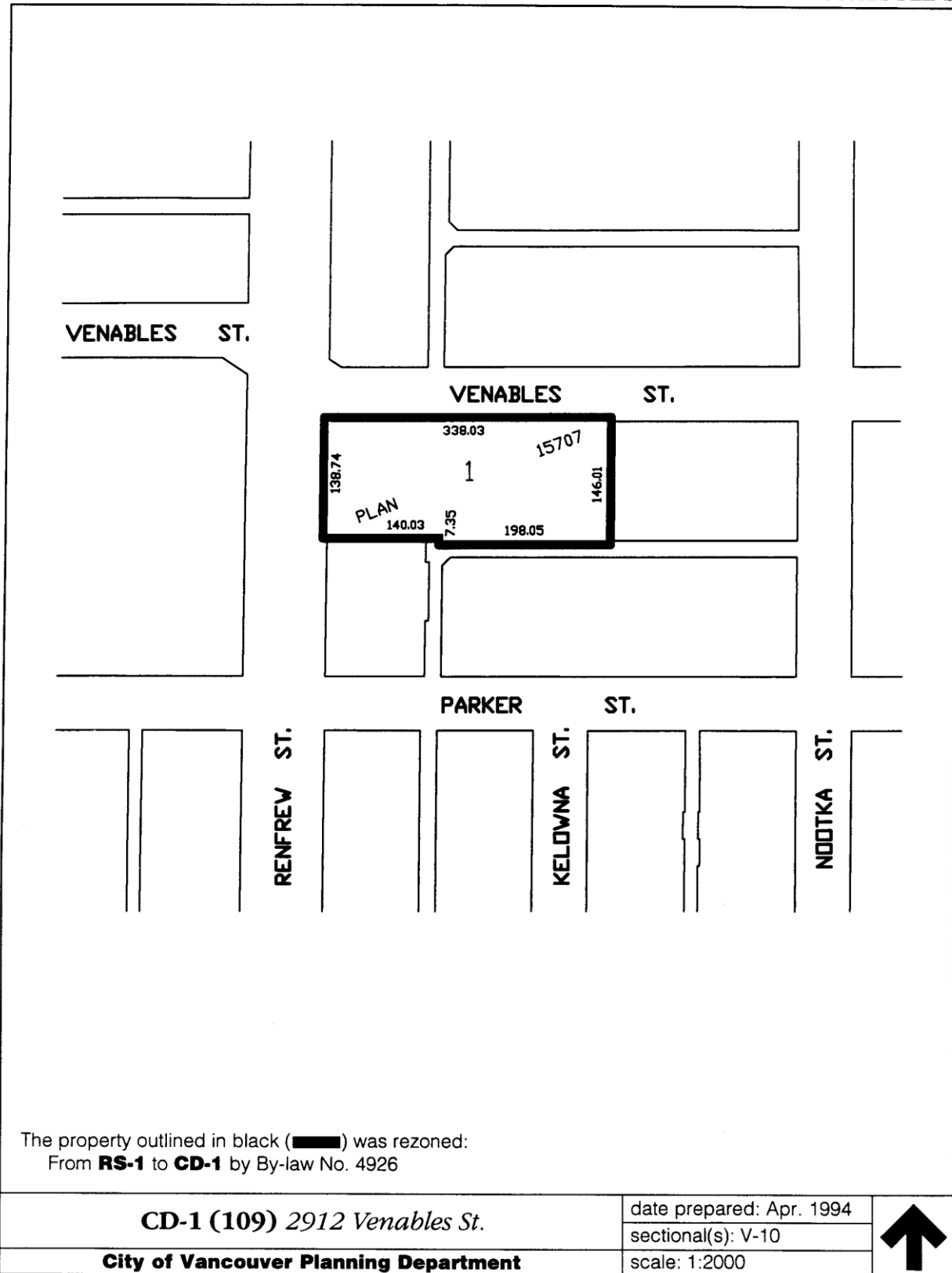
Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45".

[13235; 2022 01 25]

Force and Effect

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 certify the by-law number and date of enactment.]*

SCHEDULE D



Public Hearing – N/A

Summary – N/A

By-law enacted on December 16, 1975 – [By-law No. 4926](#)

Public Hearing – February. 24, 2000 – Item 1 – [Agenda](#)

Summary – The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000– [By-law No. 8169](#)

Public Hearing – December 2 and 10, 2020 – Item 5 – [Agenda](#)

Summary – To amend CD-1 (109) (Comprehensive Development) District to permit the development of two six-storey residential buildings containing 145 social housing units. A height of 21 m (68.9 ft.) and a floor space ratio (FSR) of 2.02 are recommended.

By-law enacted on January 25, 2022– [By-law No. 13235](#)