



City of Vancouver *Zoning and Development By-law*

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CD-1 (201)

3352-3386 Vanness Avenue

By-law No. 6272

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

Effective December 15, 1987

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

Guidelines:

Joyce Station Area

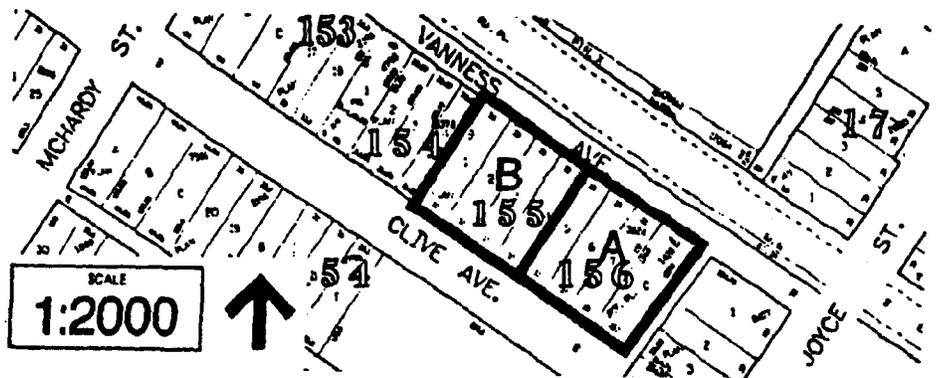
Guidelines for Sites A & B

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 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD- 1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued are:

- (a) in that portion of the area comprising Lots 5, 6, 7 and C. hereinafter referred to as Site “A”, as shown on Diagram below:
 - One-family dwelling, subject to the RS-1 District Schedule regulations;
 - Multiple dwelling, including recreation and common facilities;
 - Accessory uses customarily ancillary to the foregoing;
 - Convenience commercial retail (which means any retail store, business, retail-type service activity or restaurant, but not including a drive-in, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to clause (b) of section 3.1 below.
- (b) in that portion of the area comprising Lots 1, 2, 3 and 4, hereinafter referred to as Site B, as shown on Diagram 1 below:
 - one-family dwelling, subject to the RS-1 District Schedule regulations;
 - Multiple dwelling, including recreation and common facilities;
 - Accessory uses customarily ancillary to the foregoing.

Diagram 1



3 Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings, calculated in accordance with the RM-3 District Schedule, shall be 0.65, except that:

- (a) this amount may be increased by 0.10 for each floor of residential accommodation above the fourth floor, to a maximum of 1.45;
- (b) for Site A only, for any building with a floor space ratio greater than 1.0, a maximum of 0.20 floor space ratio of convenience commercial retail may be substituted for an equal amount of residential floor area, subject to the commercial floor area being located at the ground floor and oriented towards Vanness Avenue; and

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6272 or provides an explanatory note.

- (c) the following shall also be excluded from the floor space ratio calculation:
 - (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all exclusions does not exceed eight percent of the permitted floor area;
 - (ii) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space;
 - saunas;
 - tennis courts;
 - swimming pools;
 - squash or racquetball courts;
 - gymnasium and workout rooms;
 - games and hobby rooms;
 - other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above; and
 - (iii) 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]

3.2 The maximum floor space ratio, calculated in accordance with the RS- 1 District Schedule, for all other uses shall be 0.60.

4 Height

The maximum building height measured above the base surface shall be 35.5 m (120 ft.), except that within 18.3 m (60 ft.) of the boundary of the site abutting Clive Avenue the maximum building height shall be 9.15 m (30 ft.).

5 Setbacks

The following setbacks shall be provided:

- (a) from the site boundary abutting Vanness Avenue - a minimum of 1.524 m (5.0 ft.) and a maximum of 4.6 m (15 ft.);
- (b) from the site boundary abutting Clive Avenue - a minimum of 6.1 m (20 ft.);
- (c) from all other site boundaries - a minimum of 2.134 m (7 ft.) but increased so that it the outer walls of the building are contained within a 135 degree angle extended horizontally and measure inwardly from any and all points on this side property line, provided however that the Director of Planning may relax the setback or require no setback from the boundary between Sites A and B where he is satisfied that such relaxation allows for improved building design.

6 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 levels set opposite such portions. For the purposes of this section the “noise level” is the A-weighted 24-hour equivalent (Leq) sound level expressed in decibels.

| Portions Of Dwelling Units | Noise Level (Decibels) |
|-----------------------------------|-------------------------------|
| bedrooms | 35 |
| living, dining, recreation rooms | 40 |
| kitchen, bathrooms, hallways | 45 |
| [75 15; 96 01 11] | |

7 Off-street Parking

- 7.1** Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:
- (a) for multiple dwellings - no less than the greater of 1 space per 70 m² (750 sq. ft.) or 1 space per unit shall be provided;
 - (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of 1 space for every dwelling unit shall be provided;
 - (c) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units.
- 7.2** A minimum of 90% of the off-street parking spaces required for multiple dwellings, except for senior citizens' housing, shall be provided underground.
- 8** **Vehicular Access**
Vehicular access shall be provided to Site A from Vanness Avenue or from the lane west of Joyce Street and to Site B from Vanness Avenue. Where both Sites A and B are developed as a single site, vehicular access shall be taken from either Vanness Avenue or the lane west of Joyce Street.
- 9** **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except that all such spaces shall be located adjacent to either Vanness Avenue or the lane joining Clive Avenue with Vanness Avenue.
- 10** *[Section 10 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.]*

By-law No. 6272 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

