



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

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## CD-1 (210)

### *Nanaimo Street and 26th Avenue By-law No. 6313*

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

**Effective March 22, 1988**

*(Amended up to and including By-law No. 11412, dated December 15, 2015)*

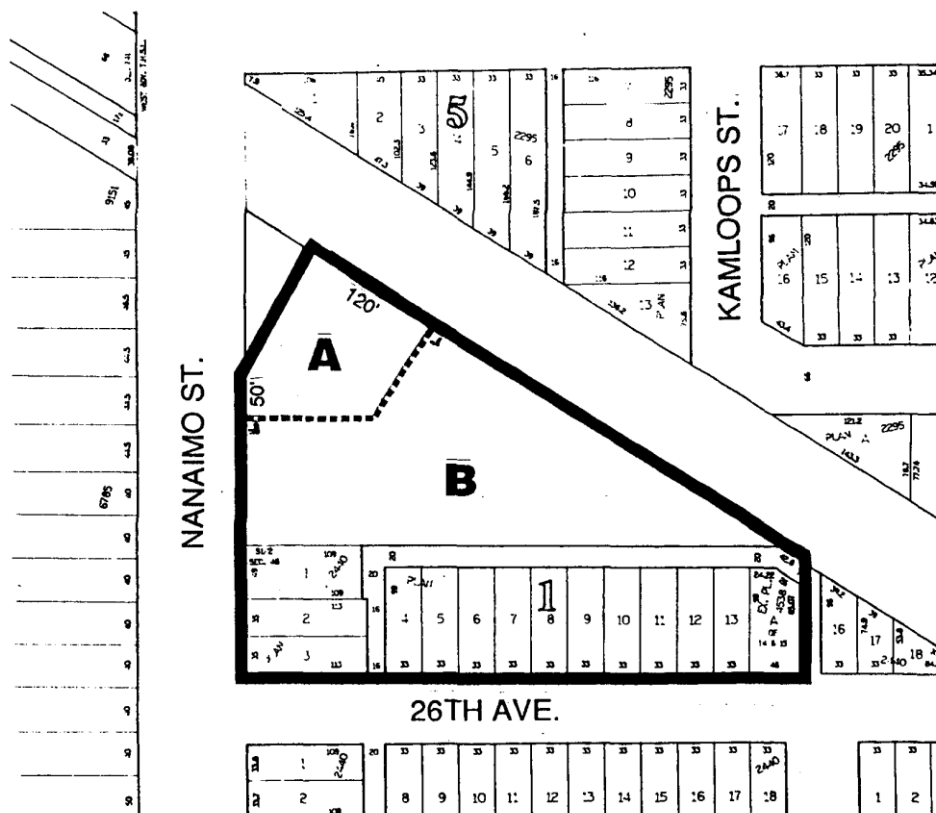
**Guidelines:**

*Nanaimo Station Area*

*Guidelines for CD-1 By-law No. 6313*

- 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.] [6365; 88 06 21]
- 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 herein after referred to as Site A, as shown on Diagram 1 below:
    - (i) Multiple dwelling;
    - (ii) Accessory uses customarily ancillary to the foregoing;
    - (iii) 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 (a) of section 3.1 below.
  - (b) in that portion of the area herein after referred to as Site B, as shown on Diagram 1 below:
    - (i) One-family dwelling or one-family dwelling with secondary suite, subject to the regulations that would apply if located in the RS-1 District; [9414; 06 12 12]
    - (ii) Multiple dwelling;
    - (iii) Accessory uses customarily ancillary to the foregoing.

**Diagram 1** [6366; 88 06 21]



**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6313 or provides an explanatory note.

3 Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.0, except that:

- (a) for Site A only, for any building with a floor space ratio greater than 0.75, a maximum of 0.05 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 on the ground floor.
- (b) the following shall also be excluded from the floor space ratio calculation:
- (c) 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 such enclosures and other features does not exceed eight percent of the permitted floor area; and
- (d) 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:
  - (i) saunas;
  - (ii) tennis courts;
  - (iii) swimming pools;
  - (iv) squash or raquetball courts;
  - (v) gymnasium and workout rooms;
  - (vi) games and hobby rooms;
  - (vii) other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above.

3.2 The maximum floor space ratio, calculated as if located in the RS-1 District, for all other uses shall be 0.60.

3.3 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Site Area

The minimum site area for a multiple dwelling shall be 3 140 m<sup>2</sup> (33,799.78 sq. ft.). [6366; 88 06 21] [6767; 90 11 27]

5 Dwelling Unit Density

The maximum dwelling unit density for multiple dwellings shall be 124 units per hectare (50 units per acre). [6360; 88 06 21] [6767; 90 11 27] [7008; 92 07 21]

6 Height

The maximum building height measured above the base surface shall be 11.9 m (39 ft.), except that within 30.2 m (99 ft.) of the boundary of the site abutting 26th Avenue the maximum building height shall be 9.2 m (30 ft.).

7 Acoustics

7.1 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

[7515; 96 01 11]

7.2 No development permit shall be issued for a multiple dwelling until arrangements, satisfactory to the Director of Legal Services, have been made for the construction of a fence, designed and located to mitigate noise emanating from the adjacent ALRT right-of-way, which:

- (a) is between 1.8 m (6 ft.) and 2.5 m (8 ft.) in height and continuous in its length with no horizontal openings; and
- (b) is constructed of solid materials having an impervious surface and a minimum density of 9.7 kg per m<sup>2</sup> (2 lb. per sq. ft.).

7.3 The fence shall be inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the fence is designed and constructed in accordance with the minimum standards set out in Section 7.2(b) above.

8 Vehicular Access

Vehicular access to underground parking shall be provided either from Nanaimo Street or from 26th Avenue within 45.7 m (150 ft.) from Nanaimo Street. [11412; 15 12 15]

9 Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law. [11412; 15 12 15]

10 *[Section 10 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.]*  
[11412; 15 12 15]



The property outlined in black (■) was rezoned:  
 From **M-2, C-1 & RS-1** to **CD-1** by By-law No. 6313 and amended by By-law No. 6365

<b>CD-1 (210) Nanaimo St. &amp; 26th Ave.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): T,U-16 scale: 1:2500	