



City of Vancouver *Zoning and Development By-law*

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CD-1 (223)

2750-2798 East 28th Avenue

4400-4402 Kaslo Street

By-law No. 6361

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

Effective June 21, 1988

(Amended up to and including By-law No. 11417, dated December 15, 2015)

Guidelines:

29th Avenue Station Area

Guidelines for CD-1 By-law No. 6361

(Kaslo Street-end Site)

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) 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]
- (b) Multiple dwelling;
- (c) Accessory uses customarily ancillary to the foregoing.

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 the following shall also be excluded from the floor space ratio calculation:

- (a) 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
- (b) 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 court;
 - (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 for a one-family dwelling or one-family dwelling with secondary suite, calculated as if located in the RS-1 District, shall be 0.60. [9414; 06 12 12]

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 5 574 m² (60.000 sq. ft.), the calculation of which shall include the full area of the Kaslo Street end south of 28th Avenue regardless of any pedestrian access corridors which may be retained by the City.

5 Dwelling Unit Density

The maximum dwelling unit density for multiple buildings shall be 86.5 units per hectare (35 units per acre).

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6361 or provides an explanatory note.*

6 Height

The maximum building height measured above the base surface shall be 10.7 m (35 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.

Portions of dwelling units	Noise levels (Decibels)
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 2.7 kg per m² (2 lb. per sq. ft.).

7.3 The noise fence shall be designed and 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 from the lane east of Kaslo Street near 29th Avenue. [11417; 15 12 15]

9 Stormwater Storage

No development permit shall be issued for any development which will:

- (a) have the effect of reducing the pervious area of the site; and
- (b) result in the site having a pervious area of less than 50% of the site area;

until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:

- (c) a stormwater storage system shall be constructed on the site which:
 - (i) provides a minimum storage capacity equal to the depth of 13.2 millimetres over the entire site; and
 - (ii) includes a device to restrict the maximum stormwater flow from the site into the public sewer to 21.0 litres per second per hectare;
- (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;
- (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
- (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

[11417; 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.]*

[11417; 15 12 15]

By-law No. 6361 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (**■**) outlined in black is rezoned from RS-1 to CD-1

