

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

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## **CD-1 (237)**

### *Riverside East — Blocks 68 & 69*

### *By-law No. 6475*

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

**Effective April 11, 1989**

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

**Guidelines:**

*Fraser Lands CD-1 Guidelines*

*(Blocks 68 and 69)*

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 **Intent**

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing and forms in a manner that is compatible with the adjacent industrial to the south, the single-family district to the west and the multi-family district to the east. This By-law will allow an eastward extension of the existing Riverside neighbourhood and serve as a transition between the lower density housing to the west and the higher density housing to the east.

3 **Definitions**

For the purpose of this By-law:

- a “townhouse” means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a “stacked townhouse” means a unit having its principal living area above or below another townhouse;
- an “apartment” means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade; and
- notwithstanding Section 2 of the Zoning and Development By-law, a ‘site’ includes a strata lot.

4 **Uses**

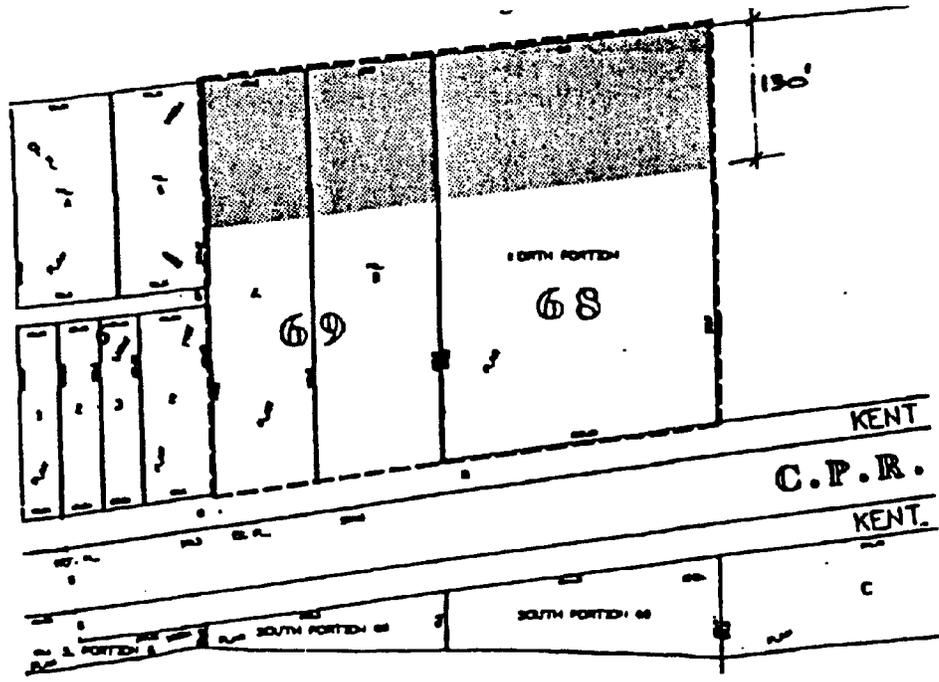
4.1 The area shown included within the heavy black outline on Schedule ‘A’ is rezoned to CD-1, and the only uses permitted within the said area, subject to section 4.2 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- two-family dwelling;
- townhouse, including stacked townhouses;
- apartments;
- accessory uses and buildings customarily ancillary to the foregoing.

4.2 Apartments or stacked townhouses will be allowed only within that portion of the site shown shaded on Diagram 1 below.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6475 or provides an explanatory note.*

Diagram 1



## 5 Regulations

### 5.1 Maximum Densities

5.1.1 The maximum number of stacked townhouses and apartments that may be permitted on a site is 60 percent of the total number of dwelling units on the site, subject to the following:

- (a) the maximum number of stacked townhouses shall be 50 percent of the total number of dwelling units on the site; and
- (b) the maximum number of apartments shall be 30 percent of the total number of dwelling units on the site.

### 5.2 Site Area

5.2.1 The minimum site area for an apartment building shall be 900 m (9,688 sq. ft.).

5.2.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m (7,266 sq. ft.).

5.2.3 The minimum site area for a two-family dwelling shall be 445 m (4,790 sq. ft.).

5.2.4 The Director of Planning may relax the foregoing minimum site area requirements where he determines that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, he has regard to any applicable policies or guidelines approved by Council.

### 5.3 Floor Space Ratio

5.3.1 The floor space ratio shall not exceed 0.65.

5.3.2 The following shall be included in the computation of floor space ratio:

- all floors having a minimum ceiling height of 1.22 m (4 ft.) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- 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.

5.3.3 The following shall be excluded in the computation of floor space ratio:

- open balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- 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, to a maximum exclusion for a parking space of 24 feet 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, to a maximum exclusion for a parking space of 24 feet in length;
- amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area;
- areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch;
- 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]

## **5.4 Site Coverage**

5.4.1 The maximum site coverage for buildings shall be 50 percent of the site area.

5.4.2 For the purpose of section 5.4.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

5.4.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular maneuvering aisles shall be 20 percent.

5.4.4 The Director of Planning may relax the maximum site coverage provision of section 5.4.3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

## **5.5 Dwelling Unit Density**

5.5.1 The dwelling unit density shall not exceed 44.5 units per hectare (18 units per acre).

## **5.6 Off-street Parking and Loading**

5.6.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.

- 5.6.2 The minimum number of parking spaces including visitor parking shall be 1.75 spaces per dwelling unit.
- 5.6.3 Vehicle access shall not be permitted directly from S.E. Marine Drive.

**5.7 Building Envelope**

5.7.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof shall be as follows:

- (a) two-family dwellings or townhouses: 10 m (32.8 ft.) or 3 storeys, whichever is the lesser;
- (b) accessory buildings: 3.66 m (12 ft.); and
- (c) all other uses: 10 m (32.8 ft.).

5.7.2 A landscaped setback shall be provided as follows:

- (a) for two-family dwellings, a minimum of 1.5 m (4.9 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;
- (b) for all uses except two-family dwellings, a minimum of 3 m (9.8 ft.) from all property boundaries, except as provided in section 5.7.2(c) below;
- (c) a minimum of 12 m (39.4 ft.) from Marine Drive, and a minimum of 8 m (26.2 ft.) from any other dedicated street or lane and from the west boundary of the area rezoned to CD-1 by this By-law;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.7.2 (a), (b), (c),
- (g) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

**5.8 Acoustics**

5.8.1 All Development Permit applications shall 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 shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

<b>Portion of Dwelling Unit</b>	<b>Noise Level</b>
(a) Bedrooms	35
(b) Living, dining, recreation rooms	40
(c) Kitchen, bathrooms, hallways	45

[7515; 96 01 11]

\* A - weighted day - night average (Ldn)

- 5.8.2 For the purposes of the report and recommendations referred to in section 5.8.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.
- 6 *[Section 6 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.]*

