



City of Vancouver *Zoning and Development By-law*

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CD-1 (245)

3490 Kingsway

By-law No. 6597

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

Effective November 28, 1989

(Amended up to and including By-law No. 7515, dated March 14, 2000)

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 and the only uses for which development permits will be issued are:

- (a) 17 Dwelling Units;
- (b) Retail Store;
- (c) Grocery or Drug Store;
- (d) Office uses;
- (e) Service uses, but limited to Barber Shop or Beauty Salon, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop-Class B, Restaurant-Class 1, School-Arts or Self Improvement; and
- (f) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio, computed as set out in sections 3.2 and 3.3, shall be 0.75.

3.2 The maximum floor area for commercial space shall be computed in accordance with the applicable provisions of the C-2 district schedule in effect at the time of the enactment of this By-law, except that the pedestrian passageway connecting the commercial and residential areas shall be excluded.

3.3 The maximum floor space for residential uses shall be computed in accordance with the applicable provisions of the RT-5 district schedule in effect at the time of the enactment of this By-law.

3.4 **Residential Density**
The maximum number of residential dwelling units shall be on the basis of 47 units per hectare (19 dwelling units per acre).

3.5 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 **Height**
The maximum building height measured above the base surface shall be 10.7 m (35 ft.).

5 **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 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 will be defined simply as noise level in decibels.

Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6597 or provides an explanatory note.*

- 6 **Off-street Parking and Loading**
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.
- 7 *[Section 7 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. 6597 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 and RT-2 to CD-1

