

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

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## **CD-1 (256)**

*3151-3191 Camosun Street*

*By-law No. 6714*

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

**Effective August 28, 1990**

*(Amended up to and including By-law No. 8169, 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, which area shall be more particularly described as CD-1(256), 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) a maximum of 13 dwelling units in a multiple dwelling; and
  - (b) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
- 3.1 The floor space ratio, computed in accordance with the applicable provisions of the RM-3A District Schedule, shall not exceed 1.10.
- 3.2 Covered porches may also be excluded in the computation of floor space ratio, provided that:
- (i) they face a street or a rear property line and are located at the basement or first storey;
  - (ii) that portion facing the street or rear property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
  - (iii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
  - (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 10 feet measured from the porch floor.
- 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 **Height**  
The maximum building height measured above the base surface shall be the lesser of 10.42 m (34.2 ft.) or three storeys, except that the Director of Planning may permit chimneys and similar items to exceed this height. [6734; 90 10 02]
- 5 **Setbacks**
- 5.1 The minimum setback of a building, excluding the parking structure, shall be 3.65 m (12.0 ft.) from the southerly site boundary; 1.82 m (6.0 ft.) from the westerly site boundary; 3.04 m (10.0 ft.) from the northerly site boundary and 1.82 m (6.0 ft.) from the easterly site boundary. [6734; 90 10 02]
- 5.2 Notwithstanding the foregoing the Director of Planning may, where he is of the opinion that the design of the projecting features is compatible with the overall form of development and they do not adversely affect the scale and relationship of the proposed development with respect to development on adjacent properties, permit projections into required yards in accordance with section 10.7 of the Zoning and Development By-law except that:
- (a) eaves may project more than 0.53 m (21.0 inches); and
  - (b) bay windows may project more than 0.53 m (21.0 inches) into the required front yard and have a bottom outside edge less than 0.30 m (12.0 inches) above the first floor level.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6714 or provides an explanatory note.*

6 **Site Coverage**

The maximum site coverage for all buildings, excluding the parking structure, shall be 45 percent of the area measured in accordance with the RS-1 and RS-1S Districts Schedule.  
[6734; 90 10 02]

7 **Off-Street Parking and Loading**

Off-street parking and loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 26 off-street parking spaces shall be provided.

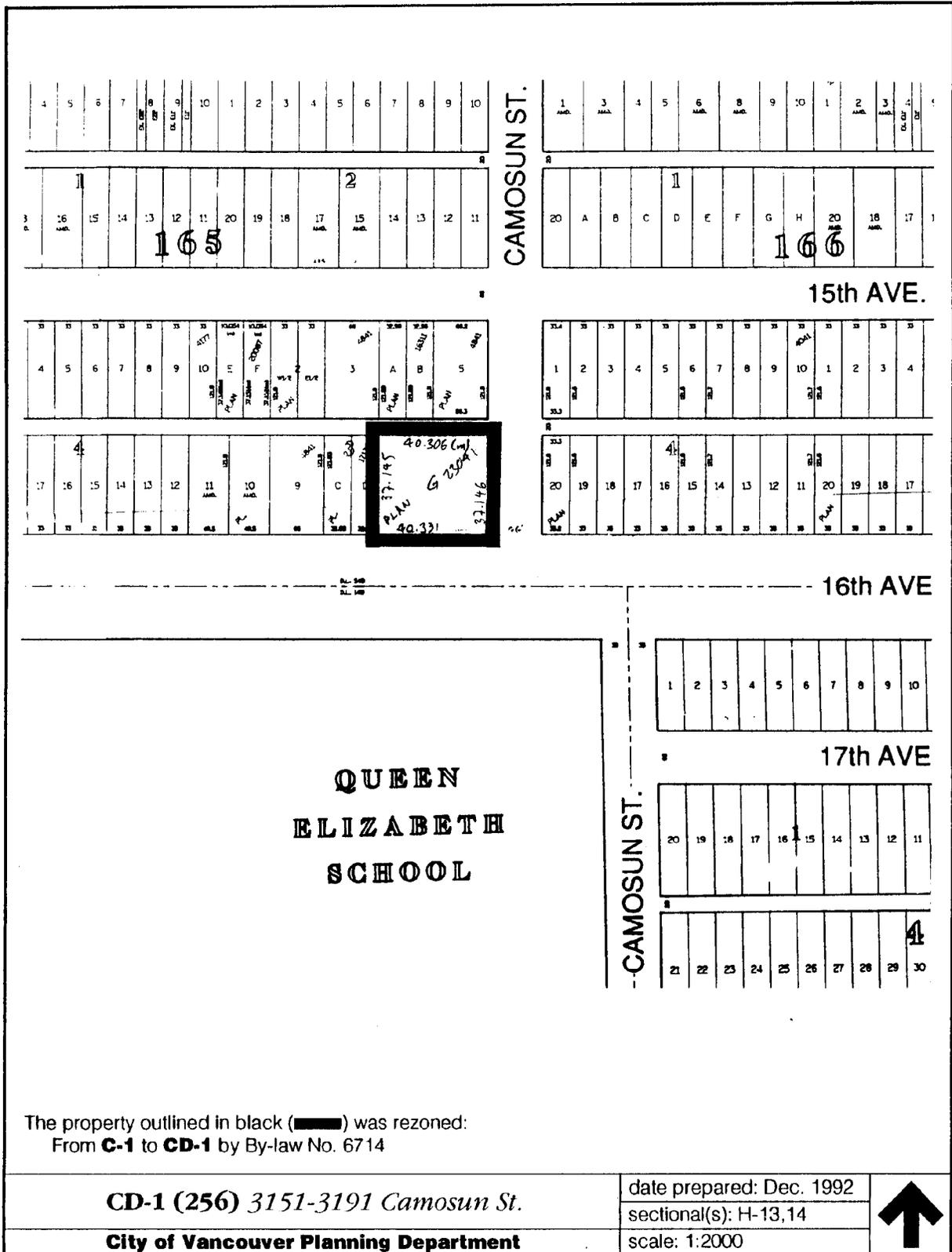
8 **Acoustics**

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 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.

| <b>Portions of Dwelling Units</b> | <b>Noise Level (Decibels)</b> |
|-----------------------------------|-------------------------------|
| bedrooms                          | 35                            |
| living, dining, recreation rooms  | 40                            |
| kitchen, bathrooms, hallways      | 45                            |

[7515; 96 01 11]

9 *[Section 9 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.]*



The property outlined in black (■) was rezoned:  
 From **C-1** to **CD-1** by By-law No. 6714

|   |                          |   |
|---|--------------------------|---|
| <b>CD-1 (256) 3151-3191 Camosun St.</b><br><b>City of Vancouver Planning Department</b> | date prepared: Dec. 1992 |  |
|   | sectional(s): H-13,14    |   |
| scale: 1:2000   |                          |   |

