



City of Vancouver *Zoning and Development By-law*

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CD-1 (270)

405-425 Alexander Street

By-law No. 6779

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

Effective January 8, 1991

(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(270), 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) maximum of 81 dwelling units in a multiple dwelling; and
 - (b) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
The floor space ratio, computed in accordance with the applicable provisions of the RM-5, RM-5A, RM-5B and RM-5C Districts Schedule, shall not exceed 3.70.
- 3.1 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 21.4 m (70.2 ft.) and the building shall not extend beyond 7 storeys.
- 5 **Setbacks**
The minimum setback of a building from the rear property boundary shall be 4.57 m (15 ft.).
- 6 **Site Coverage**
The maximum site coverage for all buildings shall be 77 percent of the site area measured in accordance with the RM-5, RM-5A, RM-58 and RM-5C Districts Schedule.
- 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 the Director of Planning may relax the number of spaces for senior citizens dwelling units, provided that a minimum of one parking space for every twelve seniors dwelling units shall be provided.
- 8 **Bicycle Storage**
Bicycle storage facilities shall be provided in the underground parking area to accommodate a minimum of one bicycle for every three dwelling units.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6779 or provides an explanatory note.*

9 **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.

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

[7515; 96 01 11]

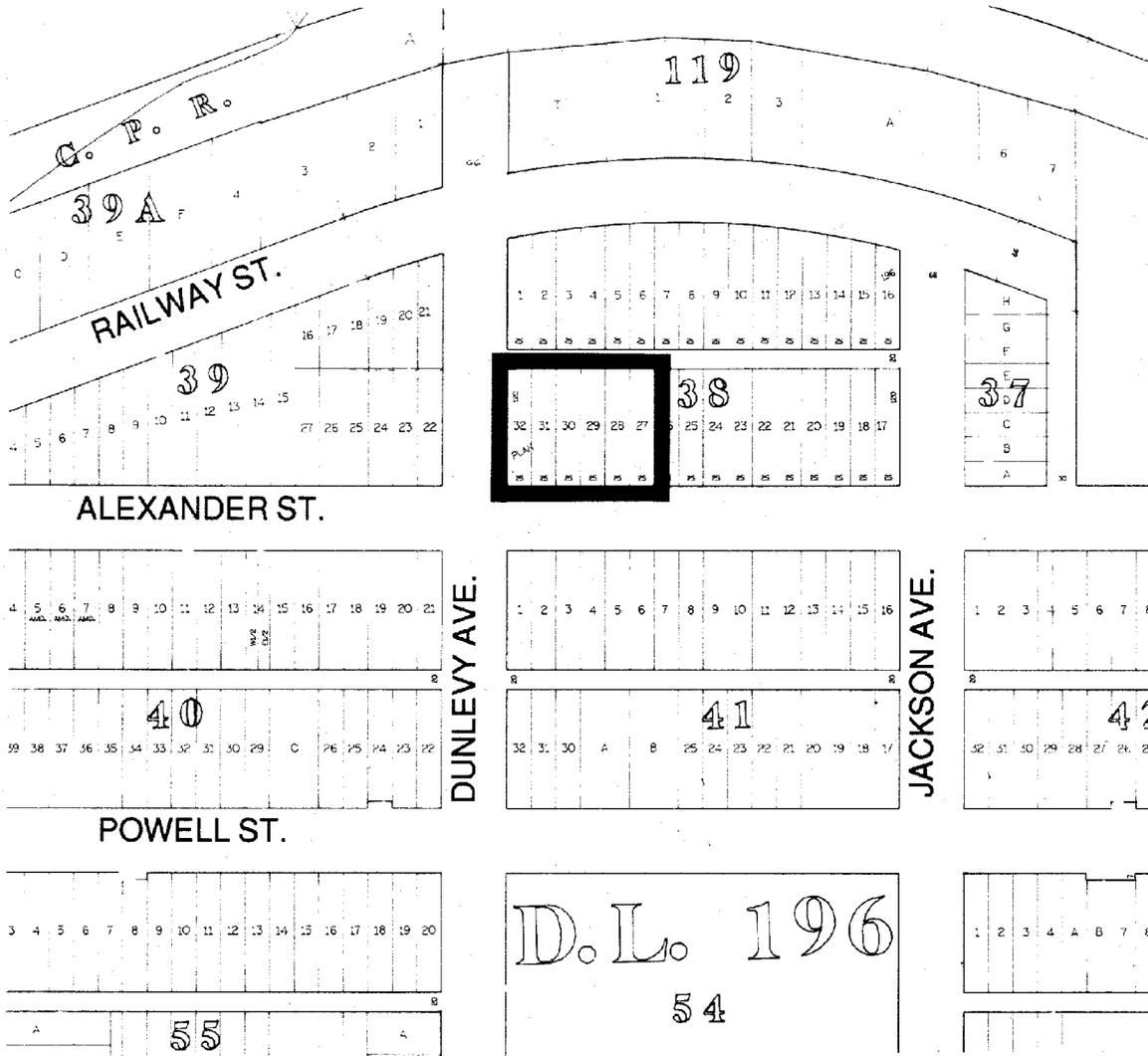
10 *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 6779 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 M-2

TO CD-1



SCALE:1:2000
FILE No. **RZ-405~425 Alexander St.**

Z-387(a) 

CITY OF VANCOUVER PLANNING DEPARTMENT

