



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (335)**

*2309 West 10th Avenue*

*By-law No. 7425*

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

**Effective May 16, 1995**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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** **Uses**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(335), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Child Day Care Facility,
- (b) Multiple Dwelling, with a maximum of 17 dwelling units, of which a minimum of 4 shall be secured for occupancy by single-parent families, and
- (c) Accessory Uses customarily ancillary to the above uses.

**3** **Floor Space Ratio**

**3.1** The floor space ratio must not exceed 1.26. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 155.4 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**3.2** The following will be included in the computation of floor space ratio:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building;
- (b) 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.

**3.3** The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed eight percent of the permitted residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that:
  - (i) the total area being excluded shall not exceed 10 percent of the total building floor area; and
  - (ii) in the case of child day care facilities, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a daycare facility in the immediate neighbourhood;
- (e) areas of undeveloped floors located above the highest storey, or adjacent to a storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7425 or provides an explanatory note.*

- (g) covered verandas or porches, provided that:
  - (i) the 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 Bylaw; and
  - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 3.3(a), does not exceed 13 percent of the permitted floor space.
- (h) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (i) 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]

**4 Height**

The maximum building height measured above the base surface is 12.0 m.

**5 Off-Street Parking and Loading**

Off-street parking and loading must be provided, developed and maintained in accordance with the Parking By-law, except that a minimum of 1.2 off-street parking spaces for every dwelling unit must be provided, to a maximum of 20 spaces.

**6 Acoustics**

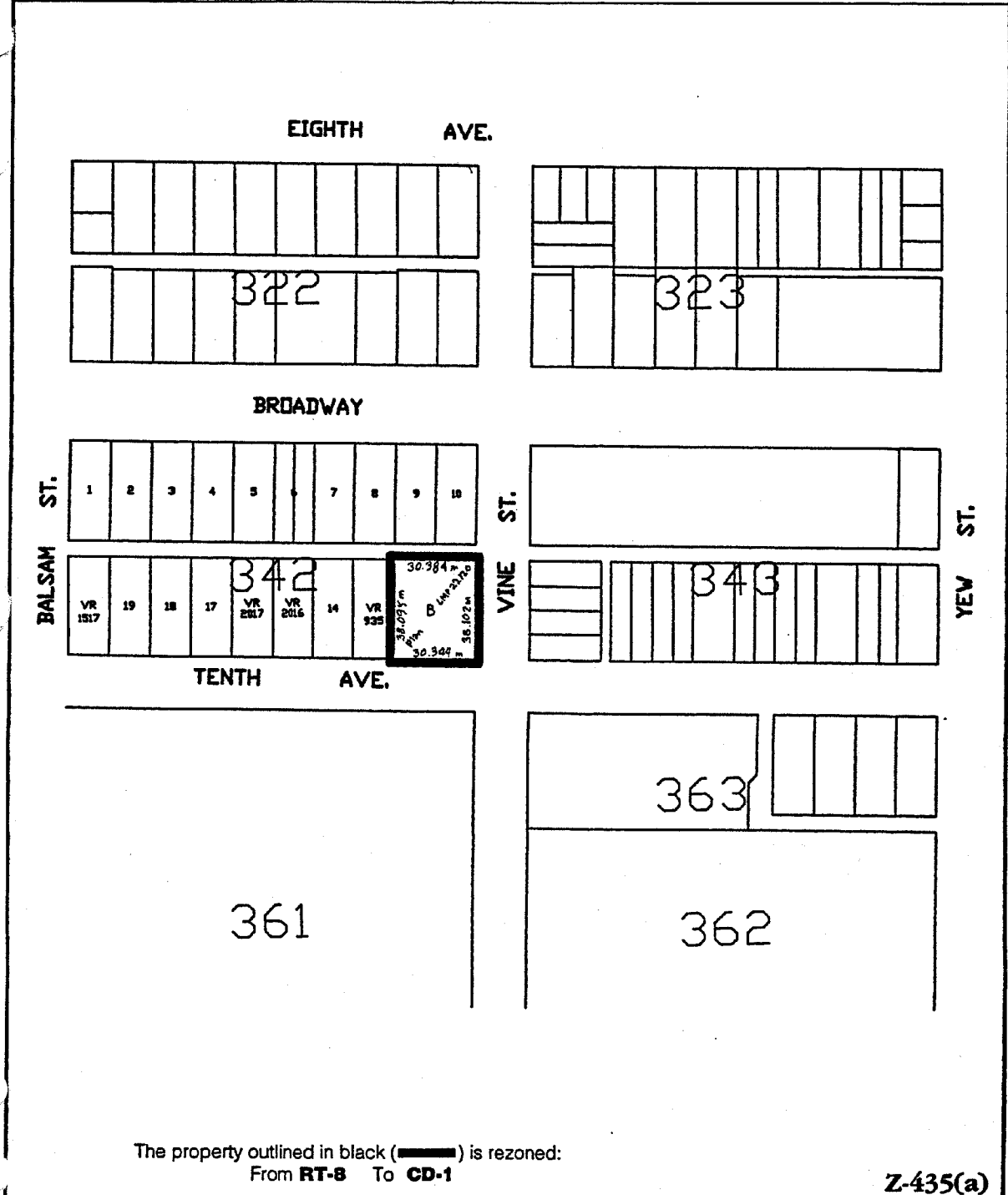
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level 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]

**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. 7425 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:  
From **RT-8** To **CD-1**

**Z-435(a)**

<b>RZ 2309 W. 10th Avenue</b>	map: 1 of 1	
	scale: 1:2000	
<b>City of Vancouver Planning Department</b>		

