

CD-1 (337)

475 Alexander Street
(formerly 475-487 Alexander Street)

By-law No. 7434

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective June 6, 1995

Amended up to and including:

By-law No. 7515, dated January 11, 1996

By-law No. 7580, dated June 11, 1996

By-law No. 8169, dated March 14, 2000

By-law No. 10210, dated March 1, 2011

By-law No. 12759, dated September 15, 2020

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

1 The “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-440(a) and attached to this By-law as Schedule “A”, and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule “A” of this By-law, and Schedule “A” of this By-law is hereby incorporated as an integral part of Schedule “D” of By-law No 3575.

2 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(337) 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, [10210; 2011 03 01]
- (b) Hall,
- (c) School - Arts or Self-Improvement, and
- (d) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 2.21. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 672.5 m², being the site size at time of application for rezoning, prior to any dedications. [7580; 1996 06 11] [12759; 2020 09 15]

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

- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

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

- (a) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) 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 are at or below the base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (c) non-habitable floor space in the 1928 heritage building, located below the base surface, including earthen floor; [12759; 2020 09 15]

(d) 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; 2000 03 14] [12759; 2020 09 15]

4 Height

The maximum building height measured above the base surface is 20.6 m, and the building must not extend beyond 5 storeys. [7580; 1996 06 11]

5 Off-Street Parking and Loading

A minimum of 25 off-street parking spaces and one loading space must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [7580; 1996 06 11]

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.

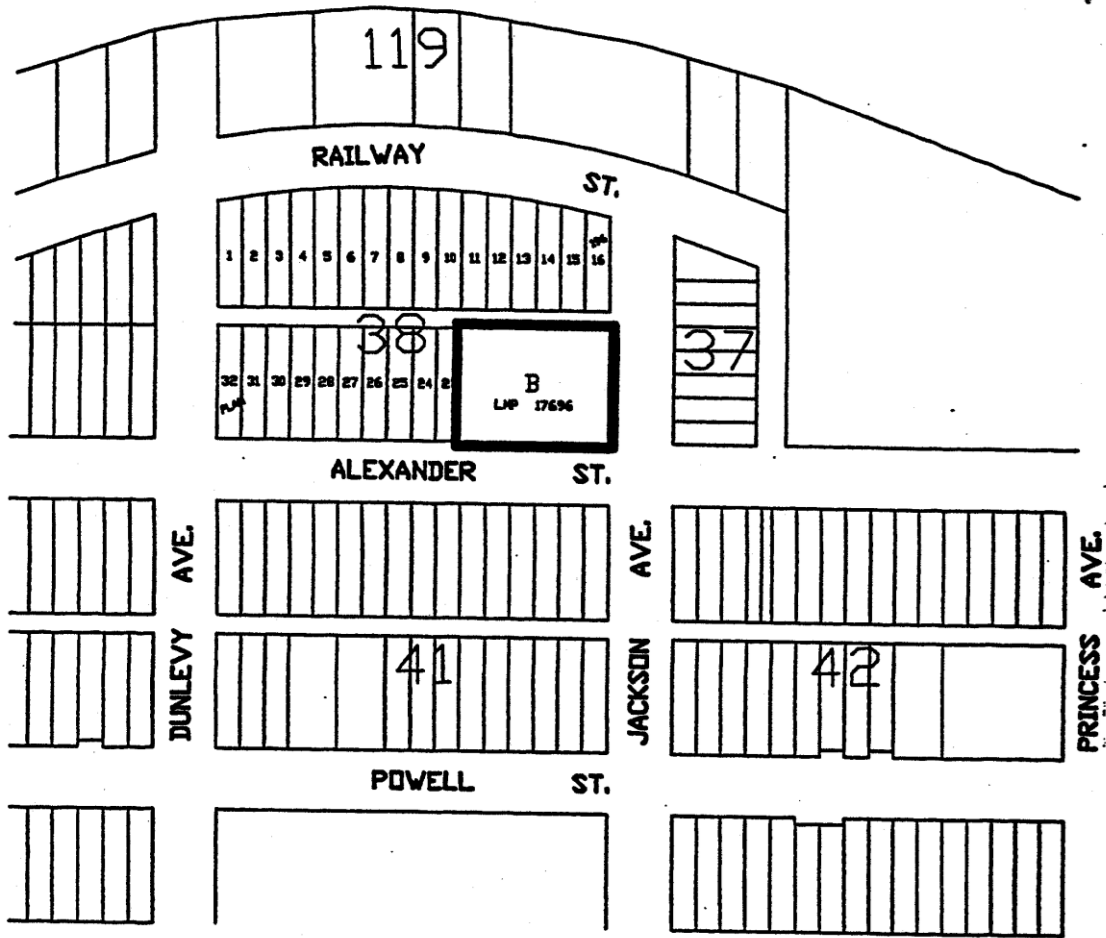
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 1996 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.]*

SCHEDULE A

BY-LAW No. 7434 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:
From **M-2** To **CD-1**

Z-440(a)

RZ 475-87 Alexander Street

City of Vancouver Planning Department

map: 1 of 1

scale: 1:2000



Public Hearing – March 16, 1995 – Item 4

Summary – Rezone from M-2 to permit partial retention of a 2-storey listed heritage class 'B' building (Japanese Hall/Japanese School) and expansion of its facility on the lands immediately to the east. The new development consists of a 4-storey plus mezzanine building containing a hall, language labs, classrooms, library/resource room, crafts and tatami rooms, general administrative offices and accessory uses.

By-law enacted on June 6, 1995 – [By-law No. 7434](#)

Public Hearing – September 12, 1995 – Item 2 – [Agenda](#)

Summary –Text amendment to delete the acoustic requirement for balconies, terraces, patios, etc.

By-law enacted on January 11, 1996– [By-law No. 7515](#)

Public Hearing – May 27, 1996 – Item 4

Summary – Amend CD-1 (337), By-law No. 7434, to permit minor amendments to floor space, height and parking, consistent with the form of development previously approved at Public Hearing.

By-law enacted on June 11, 1996– [By-law No. 7580](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary –Text amendment to provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000– [By-law No. 8169](#)

Public Hearing – February 17, 2011 – Item 2 – [Agenda](#)

Summary – Amend CD-1 (337), By-law No. 7434, to add Child Day Care Facility as a permitted use.

By-law enacted on March 1, 2011– [By-law No. 10210](#)

Public Hearing – July 28, 2020 – Item 1 – [Agenda](#)

Summary – Amend CD-1 (337), By-law No. 7434, to increase the permitted floor space ratio (FSR) from 2.17 to 2.21 to allow for a mezzanine for programming and storage space.

By-law enacted on September 15, 2020– [By-law No. 12759](#)