



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (339)

*1600-1636 West 1st Avenue*

***By-law No. 7476***

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

***Effective September 26, 1995***

*(Amended up to and including By-law No. 9996, dated February 2, 2010)*

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(339) 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) Dwelling Units;
- (b) Manufacturing Uses, provided that the Director of Planning is satisfied that the specific uses and designs are residentially compatible, but not including Animal Products Processing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class A, Chemicals or Chemical Products Manufacturing - Class B, Food or Beverage Products Manufacturing - Class A, Ice Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class A, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A, Paper or Pulp Manufacturing, Paper Products Manufacturing, Petroleum Products or Coal Products Manufacturing, Rubber Manufacturing, Transportation Equipment Manufacturing, Vegetable Oil Manufacturing, and Wood Products Manufacturing - Class A;
- (c) Office Uses; [7730; 97 04 22]
- (d) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, and Vehicle Dealer;
- (e) Service Uses, provided that the Director of Planning is satisfied that the specific uses and designs are residentially compatible, but not including Animal Clinic, Auction Hall, Cabaret, Catering Establishment, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Production Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant - Class 2, Restaurant - Drive-in, School -Arts or Self-Improvement, School - Vocational or Trade, and Sign Painting Shop; and
- (f) Accessory Uses customarily ancillary to the above uses, provided that the accessory uses are not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

## 3 Floor Space Ratio

**3.1** The floor space ratio must not exceed 2.50, of which the:

- (a) floor space ratio for dwelling units must not exceed 1.00;
- (b) floor space ratio for office uses must not exceed 1.50;
- (c) floor area for retail uses must not exceed 1 000 m<sup>2</sup>;
- (d) floor space ratio for service uses must not exceed 1:50; and
- (e) floor space ratio for manufacturing uses must not exceed 0.50.

[9996; 10 02 02]

**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.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7476 or provides an explanatory note.*

**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;
- (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, 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation; and
- (d) 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]
- (e) 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 15.3 m, and the building must not extend beyond 4 storeys.

**5** Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that there must be at least two off-street Class A loading spaces.

[9996; 10 02 02]

**6** Acoustics

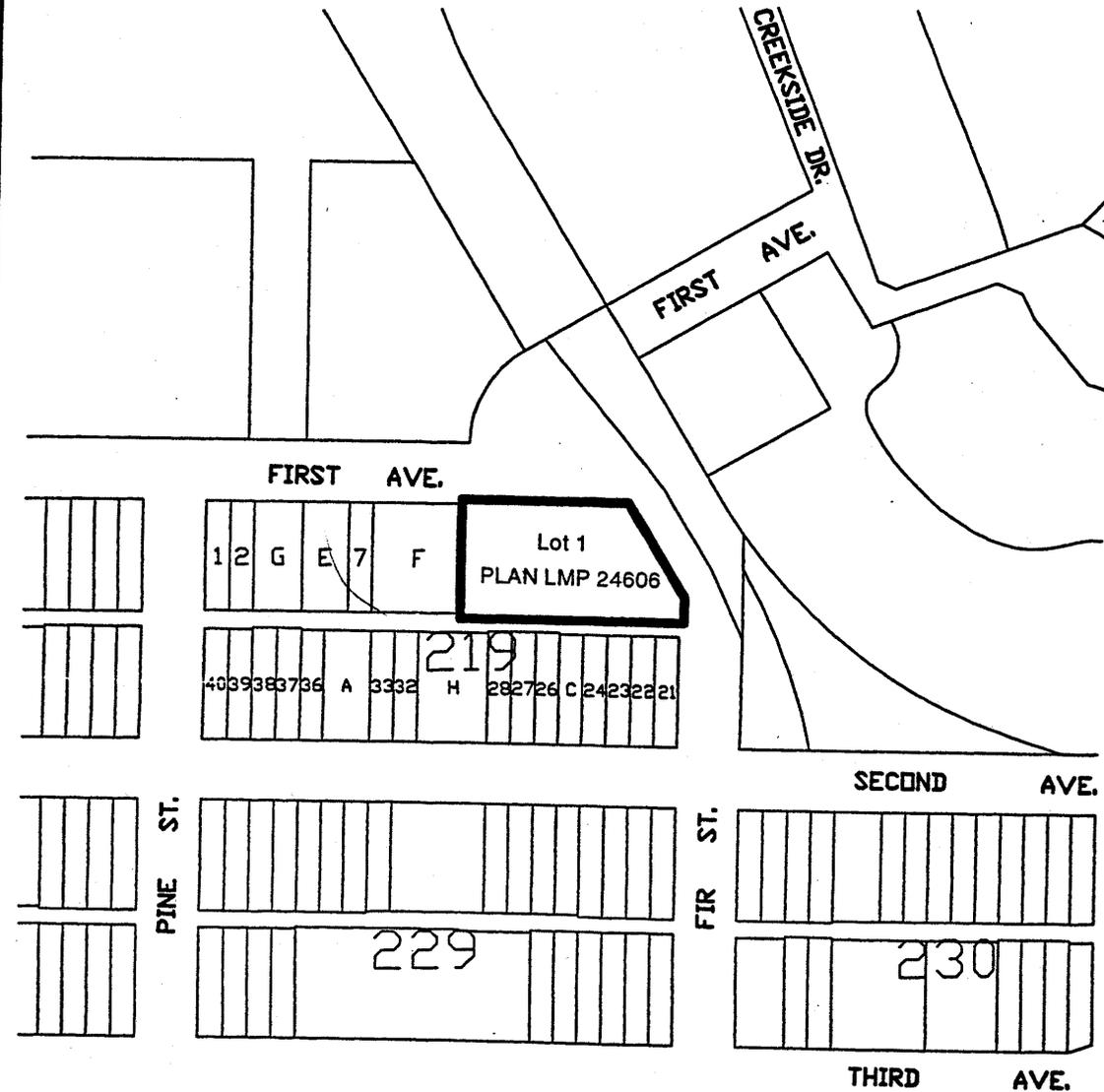
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level 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 levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

**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. 7476 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



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

**Z-437(b)**

**RZ 1600-36 West 1st Avenue**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000

