

City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (382)

6691-99 Victoria Drive

By-law No. 7927

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

Effective July 21, 1998

(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 (382), 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 in conjunction with any of the uses listed in this section except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion,
- (b) Office Uses,
- (c) Retail Uses, but not including Adult Retail Store, Gasoline Station, Liquor Store, Pawnshop, Secondhand Store and Vehicle Dealer,
- (d) Service Uses, but not including Body-rub Parlour, Cabaret, Drive-through Service, Funeral Home, Hotel, Motor Vehicle Repair Shop, Neighbourhood Public House, Production or Rehearsal studio, Repair Shop - Class A, Restaurant - Class 2 and Restaurant - Drive-in, and
- (e) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.70, except that the floor space ratio for non-dwelling use must not exceed 0.60. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 827.5 m², 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 having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
- (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 all exclusions does not exceed eight percent of the residential floor area being provided;
- (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 maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² 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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7927 or provides an explanatory note.*

- 3.4** The Director of Planning may permit the following to be excluded in the computation of floor space ratio:
- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the extended balcony floor area is enclosed; and
 - (b) amenity areas accessory to dwelling use, including recreation facilities and meetings rooms, to a maximum of 10 percent of the residential floor area being provided or 100 m², whichever is less.

4 Height

The maximum height of a building measured above the base surface is 12.2 m.

5 Yards and Setbacks

5.1 No front yard will be permitted.

5.2 No side yards will be required except where any portion of the building contains dwelling uses that portion will be set back 3.7 m from the side property line on a flanking street.

5.3 No rear yard will be required except that any portion of the building which contains dwelling uses must be set back a minimum of 4.6 m from the lane across the full width of the building.

6 Acoustics

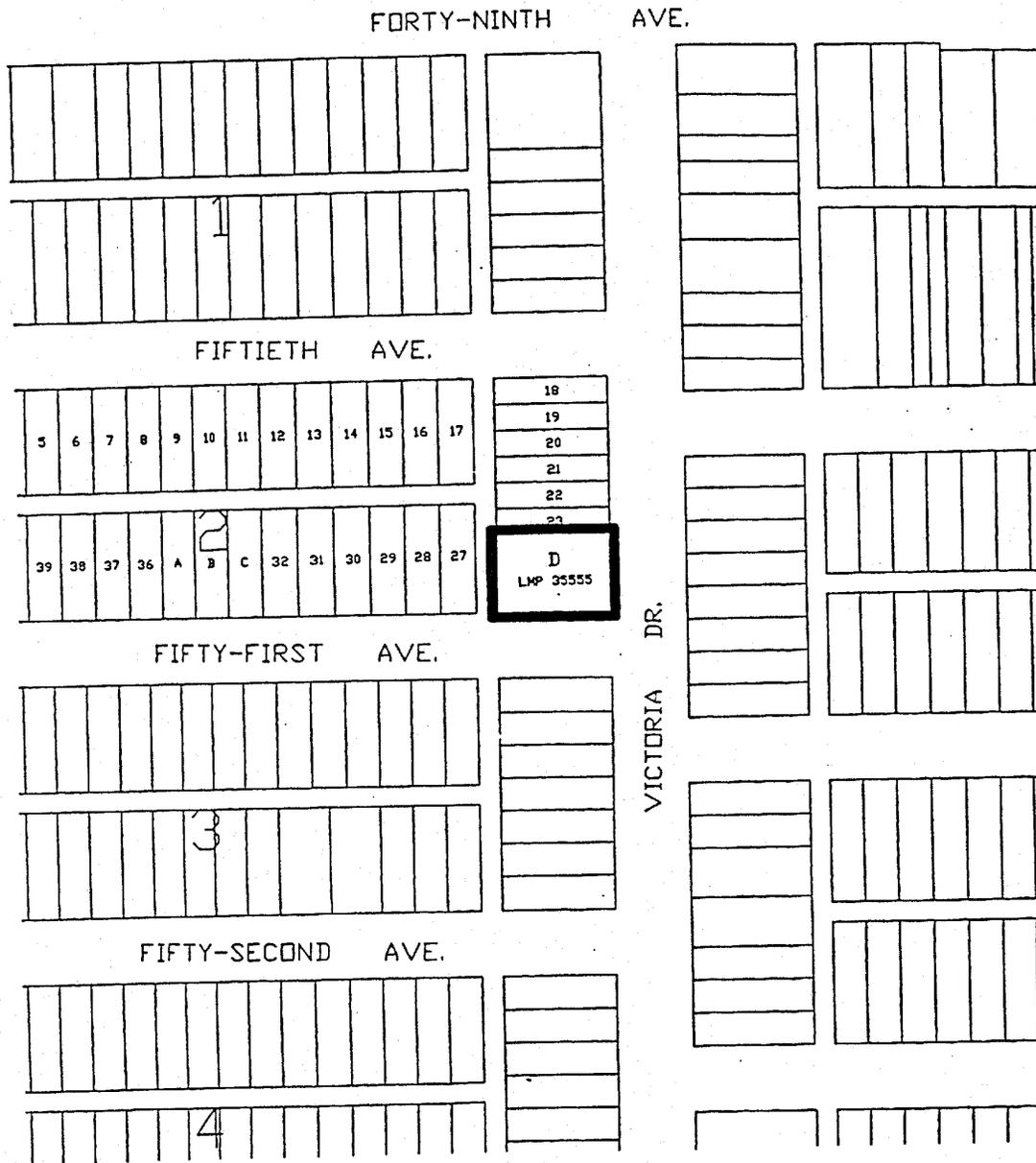
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

[7874; 98 04 21]

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. _____ 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-2** to **CD-1**

Z-469(a)

RZ - 6691-6699 Victoria Drive

map:1 of 1
 scale:1: 2000



City of Vancouver

