

City of Vancouver *Zoning and Development By-law*

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CD-1 (385)

1025 East Pender Street

By-law No. 7958

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

Effective January 5, 1999

(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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (385), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwelling,
- (b) Two-Family Dwelling, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.0.

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 sun decks, 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 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, the taking on or discharging of passengers, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings, artist studios, residential units associated with and forming an integral part of an artist studio, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (g) covered verandas, porches or inset balconies, provided that the side facing the street or the rear property line is not enclosed, with the exception of guard rails the height of which must not exceed the minimum specified in the Building By-law;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7958 or provides an explanatory note.*

- (h) 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

4.1 The maximum building height, measured above the base surface is 12.2 m and the building must not extend beyond 3 storeys.

4.2 The Director of Planning may, provided he first considers applicable policies and guidelines adopted by Council, relax the height provisions of section 4.1 by up to 5 percent, where it is determined that the base surface is different from that shown in plans prepared by Brad Cameron Architect and stamped "Received, Planning Department, April 23, 1998".

5 Setbacks

The minimum setback for any portion of a building located within 20.0 m of the southerly property boundary is 3.35 m from the easterly property boundary.

6 Off-Street Parking

6.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RT-3 provisions of the Parking By-law.

6.2 The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

7 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.

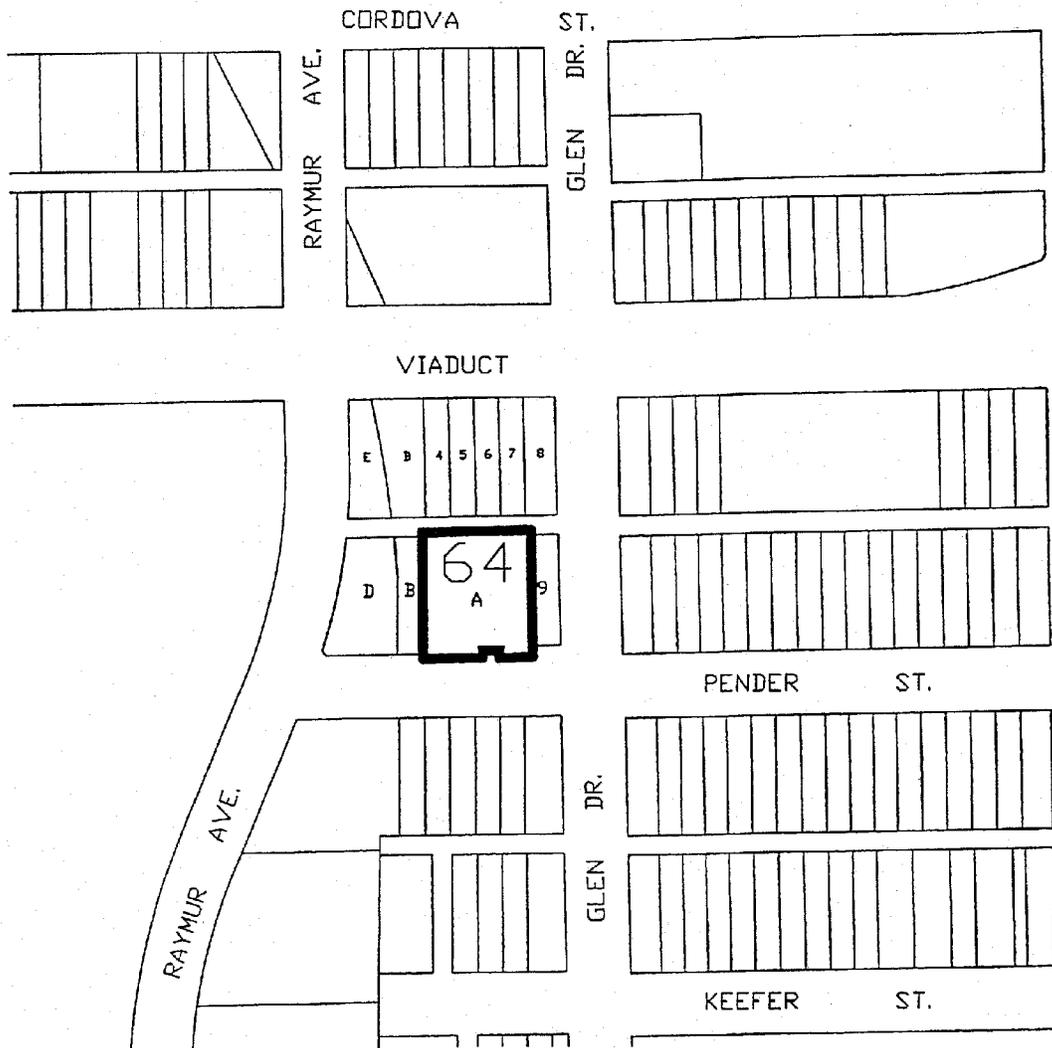
Portions of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

8 *[Section 8 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 **M-1** to **CD-1**

Z-485(a)

RZ - 1025 East Pender Street

map:1 of 1
scale:1:2000



City of Vancouver

