

CD-1 (804)

6825 West Boulevard

By-law No. 13260

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

Effective February 8, 2022

Amended up to and including:

By-law No. 13356, dated June 7, 2022

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.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-770 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

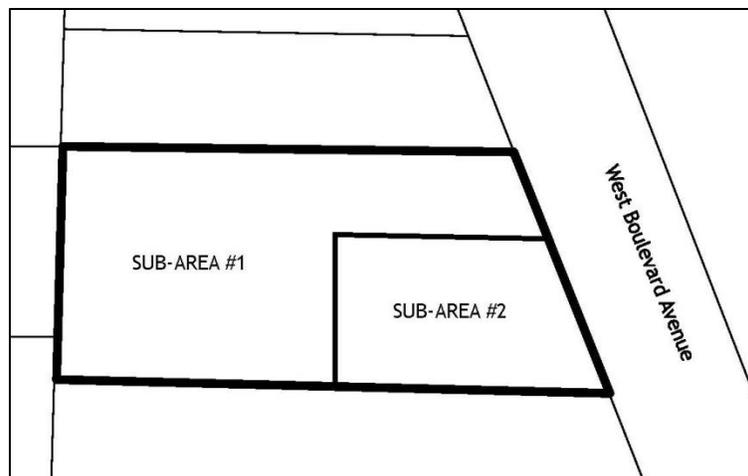
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (804).

Sub-Areas

3. The rezoning site is to consist of two sub-areas approximately as illustrated in Figure 1, for the purpose of allocating maximum heights.

Figure 1



Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (804), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Infill One-Family Dwelling, Infill Two-Family Dwelling, Infill Multiple Dwelling, Multiple Conversion Dwelling, and Principal Dwelling Unit with Lock-off Unit; and [13356; 2022 06 07]
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

5.1 The design and layout of at least 35% of the dwelling units must:

- (c) be suitable for family housing; and
- (b) include two or more bedrooms.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 2,651.5 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.

6.2 The floor space ratio for all uses must not exceed 0.60.

6.3 The following shall be included in the computation of floor space ratio: [13356; 2022 06 07]

- (a) computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings;
- (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;
- (c) where the distance from a floor to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height; and
- (d) the floor area of bay windows, regardless of seat height, location on building or relationship to yard setbacks, in excess of the product of the total floor area permitted above the basement times 0.01.

6.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 8% of the residential floor area, and [13356; 2022 06 07]
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of the sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (e) areas of undeveloped floors which are located: [13356; 2022 06 07]
 - (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) entries, porches and verandahs for all uses provided that: [13356; 2022 06 07]
 - (i) they are open or protected by guards that do not exceed the required minimum height, and
 - (ii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor; and
- (g) areas of floors existing, proposed or as may be extended over open-to-below space located directly below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that: [13356; 2022 06 07]
 - (i) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above finished grade.

6.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

6.6 The use of floor area excluded under sections 6.4 and 6.5 must not include any use other than that which justified the exclusion.

Building Height

7. Building height, measured from base surface to the top of roof parapet above the uppermost storey, must not exceed the maximum heights set out in the table below:

Sub-area	Maximum building height
1	9.2 m
2	12.4 m

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels. [13356; 2022 06 07]

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 (804).

Severability

10. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

11. *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

Schedule A



The property outlined in black ([thick black line]) is rezoned:
 From **RS-5** to **CD-1**

Z-770 (b)

RZ - 6825 West Boulevard

scale: NTS



City of Vancouver

date: 2020-05-27

Public Hearing – June 25, 2020 – Item 3 – [Agenda](#)

Summary – Rezone from RS-5 to permit the development of infill residential buildings and the protection, rehabilitation and conservation of the existing heritage building.

By-law enacted on February 2, 2022 – [By-law No. 13260](#)

Public Hearing – May 17, 2022 – Item 1 – [Agenda](#)

Summary – Amend CD-1 (804), By-law No. 13260, for 6825 West Boulevard to correct floor area exemptions.

By-law enacted on June 7, 2022 – [By-law No. 13356](#)