



City of Vancouver *Zoning and Development By-law*
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CD-1 (23)

2740 West King Edward Avenue

By-law No. 4049

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

Effective March 14, 1963

(Amended up to and including By-law No. 8760, dated December 9, 2003)

1 Application

The provisions of this by-law apply to that area of land zoned CD-1 by By-law No. 4049. [7041; 92 10 20]

2 Uses

The only uses permitted within the area shown included within the heavy black outline on Schedule "D" to By-law No. 4049, which area is more particularly described as CD-1(23), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwelling, limited to 136 dwelling units of which 107 are designated solely for senior citizens' housing under the provisions of the National Housing Act; and
- (b) Accessory Uses customarily ancillary to the above use. [7041; 92 10 20]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.80.

3.2 The following shall 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 shall 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:
 - (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) amenity areas, including day care facilities, recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) 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; [7041; 92 10 20] [8760; 03 12 09]
- (g) 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. 4049 or provides an explanatory note.

4 Height

The maximum building height measured above the base surface shall be 11.6 m. [7041; 92 10 20]

5 Setbacks

The minimum setback of any building from the Trafalgar Street and King Edward Avenue property boundaries shall be 7.3 m. [7041; 92 10 20]

6 Site Coverage

6.1 The maximum site coverage for all buildings shall be 35 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

6.3 The maximum site coverage for any portion of the site used for uncovered parking, internal roads and associated vehicular manoeuvring aisles shall be 10 percent of the site area. [7041; 92 10 20]

7 Off-street Parking and Loading

7.1 A minimum of 1 off-street parking space for every six dwelling units shall be provided for dwelling units designated for senior citizens' housing and a minimum of 1 off-street parking space for every other dwelling unit.

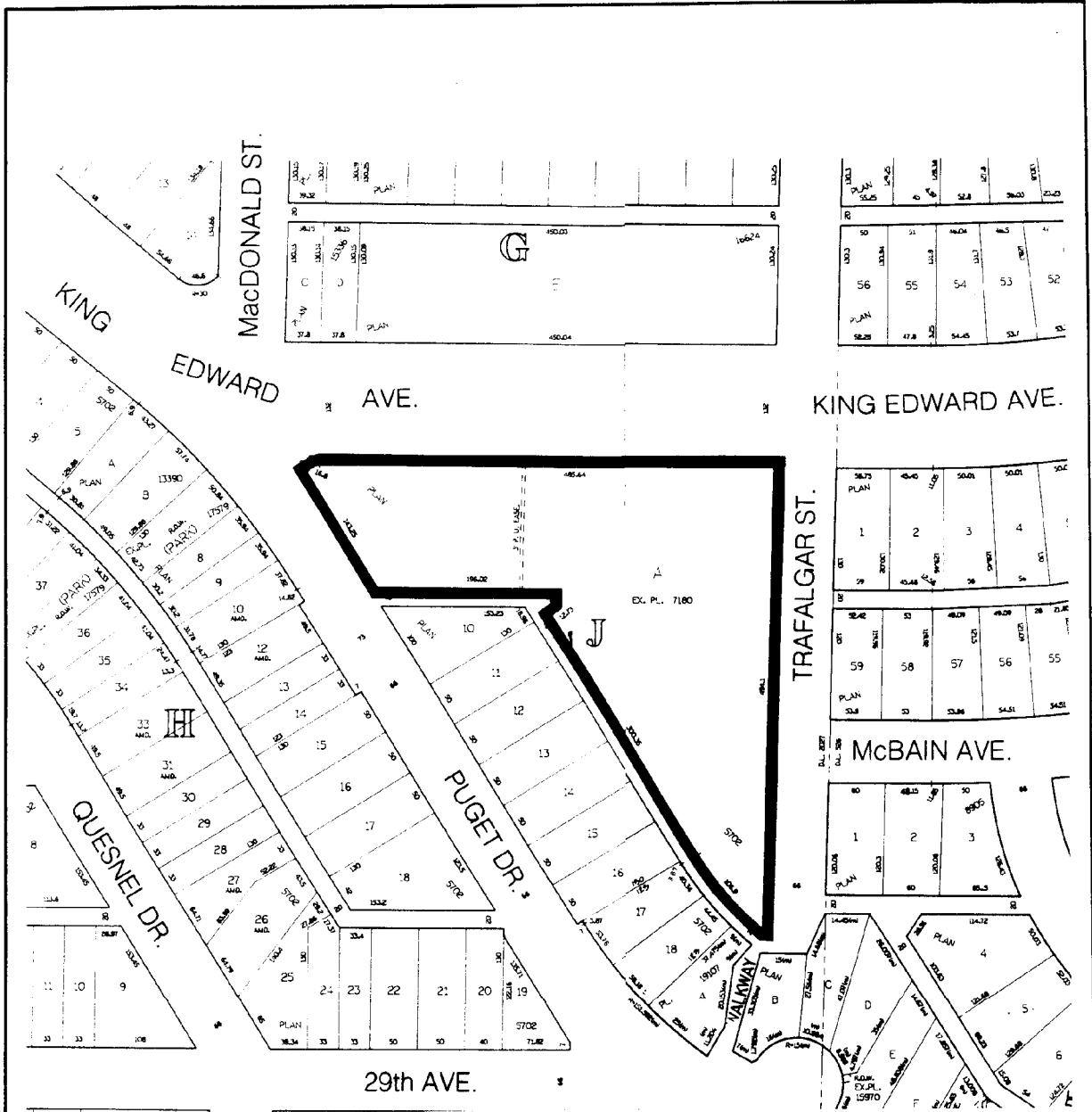
7.2 A minimum of 2 off-street loading spaces shall be provided. [7041; 92 10 20]

8 Acoustics

All development permit applications shall 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 shall 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

[7515; 96 01 11]



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4049

<p>CD-1 (23) 2740 West King Edward Ave.</p> <p>City of Vancouver Planning Department</p>	date prepared: Dec. 1992	
	sectional(s): J, K-16	
	scale: 1:2000	

