



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

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## CD-1 (207)

*3528-3576 Victoria Drive*

*By-law No. 6310*

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

**Effective March 22, 1988**

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

**Guidelines:**

*Broadway Station Area Guidelines for CD-1 By-law No. 6310*

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 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued are:

- One-family dwelling, subject to the regulations that would apply if located in the RS-1 District;
- Multiple dwelling;
- Accessory uses customarily ancillary to the foregoing.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.0, except that the following shall also be excluded from the floor space ratio calculation:

- (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature, and provided further that the total area of all such enclosures and other features does not exceed eight percent of the permitted floor area; and
- (ii) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space:
  - saunas;
  - tennis courts;
  - swimming pools;
  - squash or raquetball courts;
  - gymnasium and workout rooms;
  - games and hobby rooms;
  - other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above.

3.2 The maximum floor space ratio, calculated as if located in the RS-1 District, for all other uses shall be 0.60.

3.3 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, shall be excluded in the computation of floor space ratio, except that this section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Site Area**

The minimum site area for a multiple dwelling shall be 3 716 m<sup>2</sup> (40,000 sq. ft.), the calculation of which shall include any land dedicated for street or lane purposes subsequent to June 23, 1987.

5 **Dwelling Unit Density**

The maximum dwelling unit density for multiple dwellings shall be 86.5 units per hectare (35 units per acre). [6360; 88 06 21]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6310 or provides an explanatory note.*

6 **Height**  
The maximum building height, measured above the base surface, for a multiple dwelling shall be 11.9 m (39 ft.), except that for that portion of the area outlined on Schedule "A" within 30.5 m (100 ft.) of the boundary abutting the lane to the north, the maximum height shall be 9.2 m (30 ft.).

7 **Acoustics**  
All development permit applications shall require evidence in the form of a report 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 levels set opposite such portions. For the purposes of this section the "noise level" is the A-weighted 24-hour equivalent (LEQ) sound level expressed in decibels.

<b>Portions Of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

8 **Off-street Parking**

8.1 Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law except as follows:

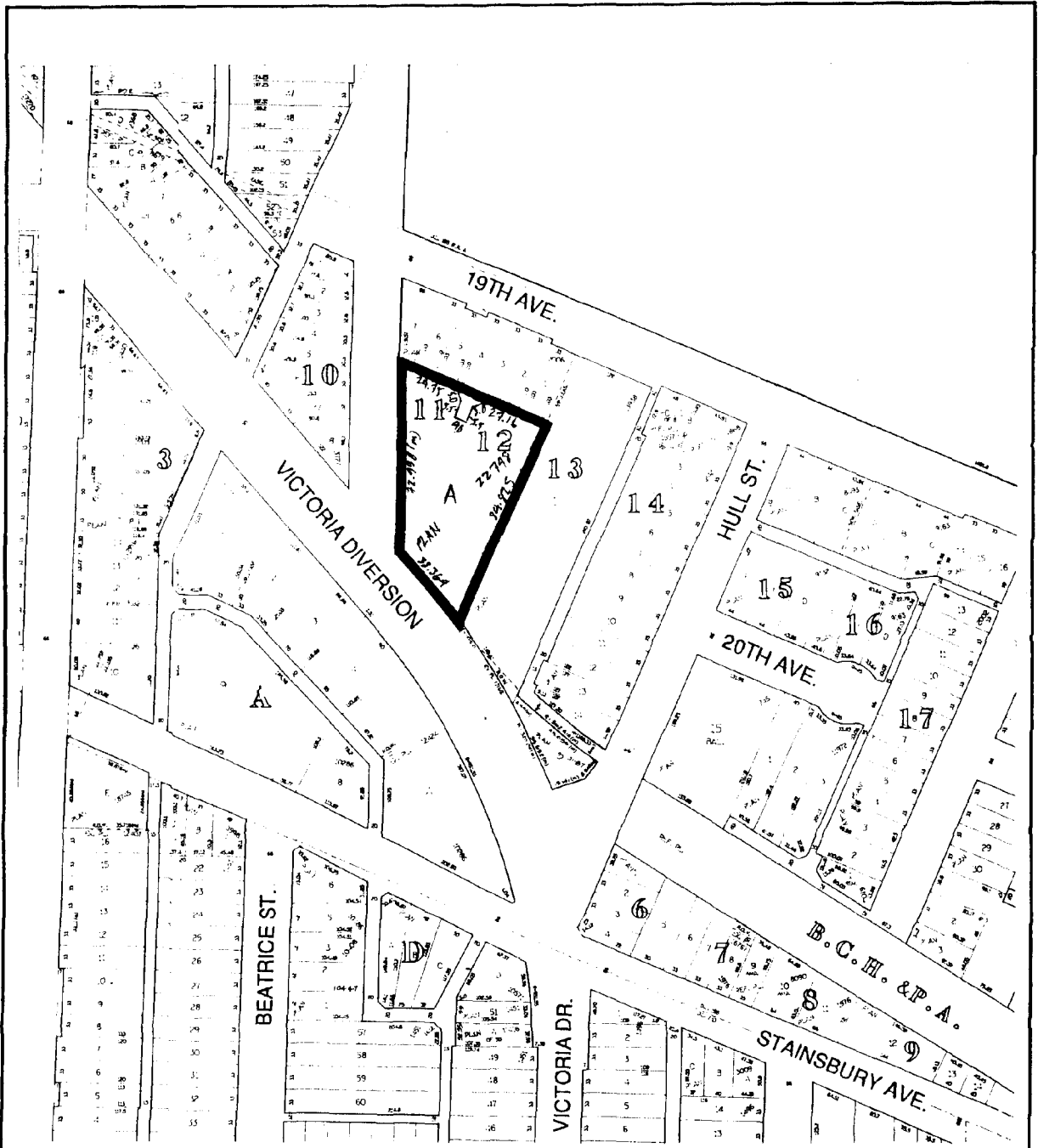
- (a) for multiple dwellings - a minimum of 1.5 spaces per unit shall be provided;
- (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of 1 space for every dwelling unit shall be provided.

8.2 Off-street parking spaces required for multiple dwellings shall be provided underground, except that spaces required for senior citizens' housing and parking for visitors may be surface parking.

9 **Vehicular Access**

Vehicular access to underground parking shall be provided from Victoria Drive.

10 *[Section 10 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.]*



The property outlined in black (■) was rezoned:  
 From **C-2 & RS-1** to **CD-1** by By-law No. 6310

<b>CD-1 (207) 3528-3576 Victoria St.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): T-15	
scale: 1:2500		