



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

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## CD-1 (209)

### *Kamloops Street and 24th Avenue* **By-law No. 6312**

*(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. 11411, dated December 15, 2015)*

**Guidelines:**

*Nanaimo Station Area*

*Guidelines for CD-1 By-law No. 6312*

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:

- (a) One-family dwelling or one-family dwellings with secondary suite, subject to the regulations that would apply if located in the RS-1 District; [9414; 06 12 12]
- (b) Multiple dwelling;
- (c) 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:

- (a) 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
- (b) 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:
  - (i) saunas;
  - (ii) tennis courts;
  - (iii) swimming pools;
  - (iv) squash or racquetball courts;
  - (v) gymnasium and workout rooms;
  - (vi) games and hobby rooms;
  - (vii) 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 2 815 m<sup>2</sup> (30,300 sq. ft.), the calculation of which shall include the area of the westerly adjacent lane once consolidated with the site.

5 Dwelling Unit Density

The maximum dwelling unit density for multiple dwellings shall be 99.0 units per hectare (40 units per acre). [6360; 88 06 21]

6 Height

The maximum building height measured above the base surface shall be 11.9 m (39 ft.), except that within 30.5 m (100 ft.) of the boundary of the area outlined on Schedule “A” abutting 24th Avenue the maximum building height shall be 9.2 m (30 ft.).

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6312 or provides an explanatory note.*

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 do 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 is defined simply as noise level in decibels.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

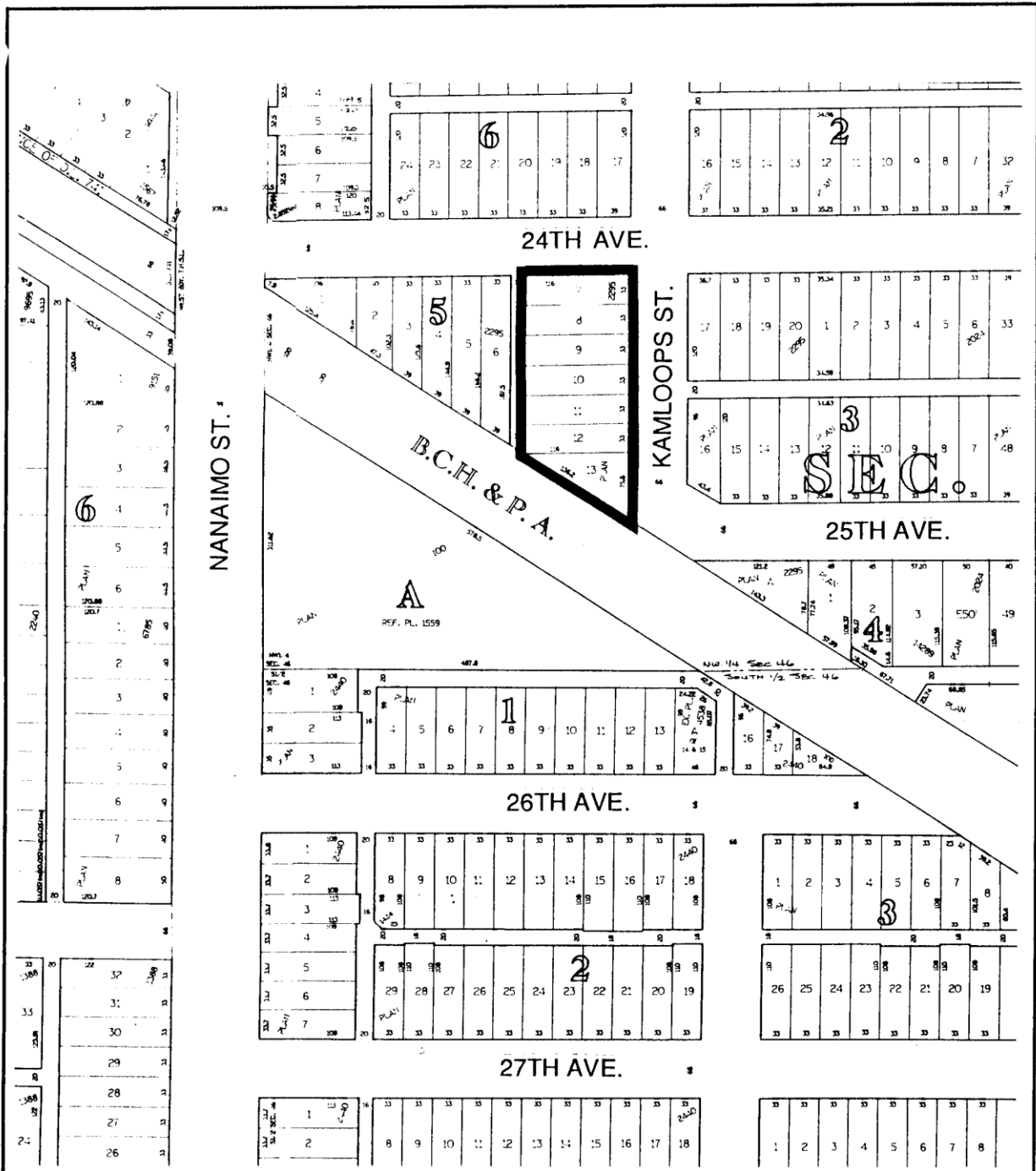
8 Vehicular Access

Vehicular access to underground parking shall be provided from the lane west of Kamloops Street or from 24th Avenue.


[11411; 15 12 15]

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[11411; 15 12 15]



The property outlined in black (■) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 6312

<b>CD-1 (209) Kamloops St. &amp; 24th Ave.</b> <b>City of Vancouver Planning Department</b>	date prepared: Aug. 1992	
	sectional(s): U-16	
scale: 1:2000		