



City of Vancouver *Zoning and Development By-law*

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CD-1 (211)

2502 East 26th Avenue

By-law No. 6314

(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:

Nanaimo Station Area

Guidelines for CD-1 By-law No. 6314

- 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:
- 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 0.75, 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;
 - (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; and
 - (iii) 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 **Site Area**
The minimum site area for a multiple dwelling shall be 4 738 m² (51,000 sq. ft.).
- 5 **Dwelling Unit Density**
The maximum dwelling unit density for multiple dwellings shall be 61.8 units per hectare (25 units per acre). [6360; 88 06 21]
- 6 **Height**
The maximum building height, measured above the base surface 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. 6314 or provides an explanatory note.*

7 Acoustics

- 7.1** 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.

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

[7515; 96 01 11]

- 7.2** No development permit shall be issued for a multiple dwelling until arrangements, satisfactory to the Director of Legal Services, have been made for the construction of a fence, designed and located to mitigate noise emanating from the adjacent ALRT right-of-way, which:
- (a) is between 1.8 m (6 ft.) and 2.5 m (8 ft.) in height and continuous in its length with no horizontal openings; and
 - (b) is constructed of solid materials having an impervious surface and a minimum density of 9.7 kg per m² (2 lb. per sq. ft.).
- 7.3** The noise fence shall be inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the fence is designed and constructed in accordance with the minimum standards set out in Section 7.2(b) above.

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** A minimum of 75% of the off-street parking spaces required for multiple dwellings shall be provided underground, except that spaces required for senior citizens' housing may be surface parking.

9 Vehicular Access

Vehicular access to underground parking shall be provided from the lane adjoining the southerly boundary of the site.

10 Stormwater Storage

No development permit shall be issued for any development which will:

- (a) have the effect of reducing the pervious area of the site; and
- (b) result in the site having a pervious area of less than 50% of the site area;

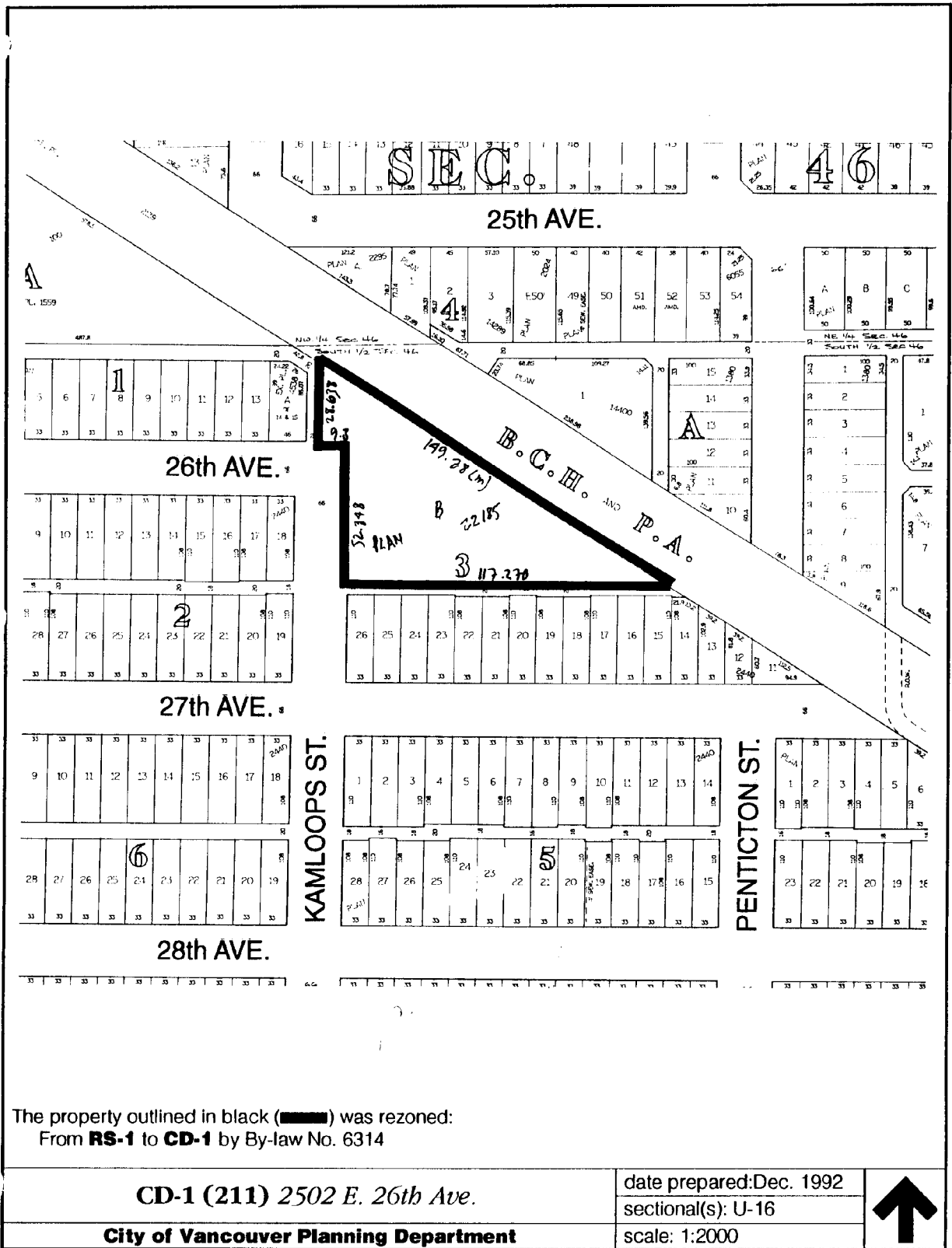
until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:

- (c) a stormwater storage system shall be constructed on the site which:
 - (i) provides a minimum storage capacity equal to the depth of 5.6 millimetres over the entire site; and
 - (ii) includes a device to restrict the maximum stormwater flow from the site into the public sewer to 54.0 litres per second per hectare;
- (d) the stormwater storage system shall be designed and inspected by a Professional Engineer registered in the Province of B.C. who shall certify that the system is designed and constructed in accordance with the minimum standards set out in clause (c) above;

- (e) maintenance of the stormwater storage system shall be the responsibility of the property owner; and
- (f) the property owner shall enter into a release and indemnity agreement with the City, to the satisfaction of the Director of Legal Services, regarding the stormwater storage system.

11 *[Section 11 inadvertently numbered as Section 12 in the By-law]*

12 *[Section 12 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 **RS-1** to **CD-1** by By-law No. 6314

CD-1 (211) 2502 E. 26th Ave.

City of Vancouver Planning Department

date prepared: Dec. 1992

sectional(s): U-16

scale: 1:2000

