



City of Vancouver *Zoning and Development By-law*

*Planning and Development Services, 453 West 12th Avenue, Vancouver, BC V5Y 1V4 tel 604.873.7000 fax 604.873.7100
planning@vancouver.ca*

CD-1 (215)

Earles Street and 29th Avenue

By-law No. 6318

(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. 11415, dated December 15, 2015)

Guidelines:

29th Avenue Station Area

Guidelines for CD-1 By-law No. 6318

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 dwelling 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:
- (c) saunas;
 - (i) tennis courts;
 - (ii) swimming pools;
 - (iii) squash or racquetball courts;
 - (iv) gymnasium and workout rooms;
 - (v) games and hobby rooms;
 - (vi) 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 for a one-family dwelling or one-family dwelling with secondary suite, calculated as if located in the RS-1 District, shall be 0.60. [9414; 06 12 12]

3.3 In computing the floor space ratio, site area shall be measured to include any land dedicated for street or lane purposes after February 11, 1988.

3.4 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

For a multiple dwelling the minimum site area shall be 702 m² (7,560 sq. ft.) and the maximum site area shall be 1 893 m² (20,375 sq. ft.), the calculation of which shall include any land dedicated for street or lane purposes after February 11, 1988.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6318 or provides an explanatory note.*

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]

6 Height

The maximum building height measured above the base surface shall be 10.7 m (35 ft.).

7 Acoustics

7.1 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.

Portions of dwelling units	Noise levels (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 on a site, any portion of which is within 20 m (65.6 ft.) of the ALRT right-of-way, 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 designed and 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.

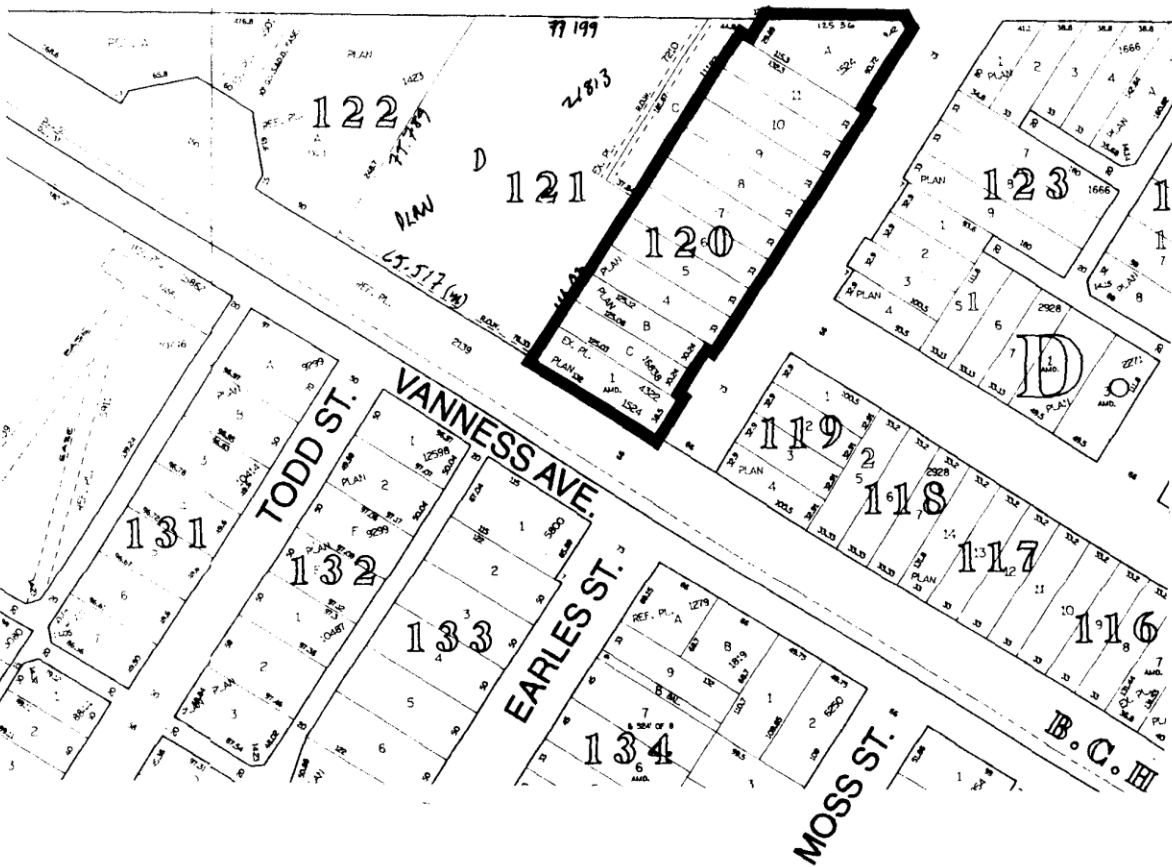
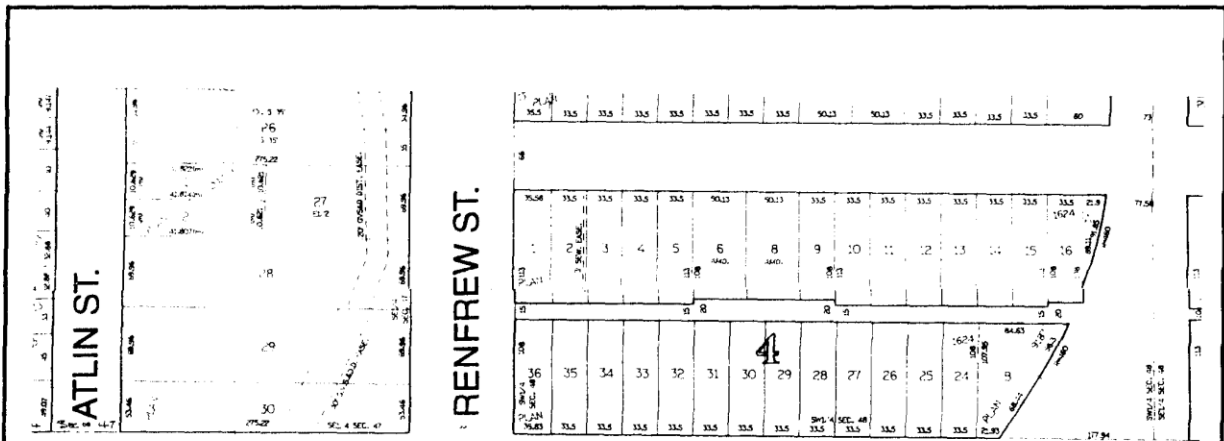
8 Vehicular Access

Vehicular access to underground parking shall be provided from Earles Street except in the case where vehicular access is available from the lane to the west in which case access shall be provided from that lane.


[11415; 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.]*

[11415; 15 12 15]



The property outlined in black (■) was rezoned:
From **RS-1** to **CD-1** by By-law No. 6318

<p>CD-1 (215) Earles St. & 29th Ave.</p> <p>City of Vancouver Planning Department</p>	date prepared: Dec. 1992	
	sectional(s): V-17	
	scale: 1:2000	