



City of Vancouver *Zoning and Development By-law*

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CD-1 (216)

Kings Avenue and Manor Street

By-law No. 6319

(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. 9414, dated December 12, 2006)

Guidelines:

29th Avenue Station Area

Guidelines for CD-1 By-law No. 6319

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.] [6582; 89 11 07]*

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 0.75, 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 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 lane purposes.

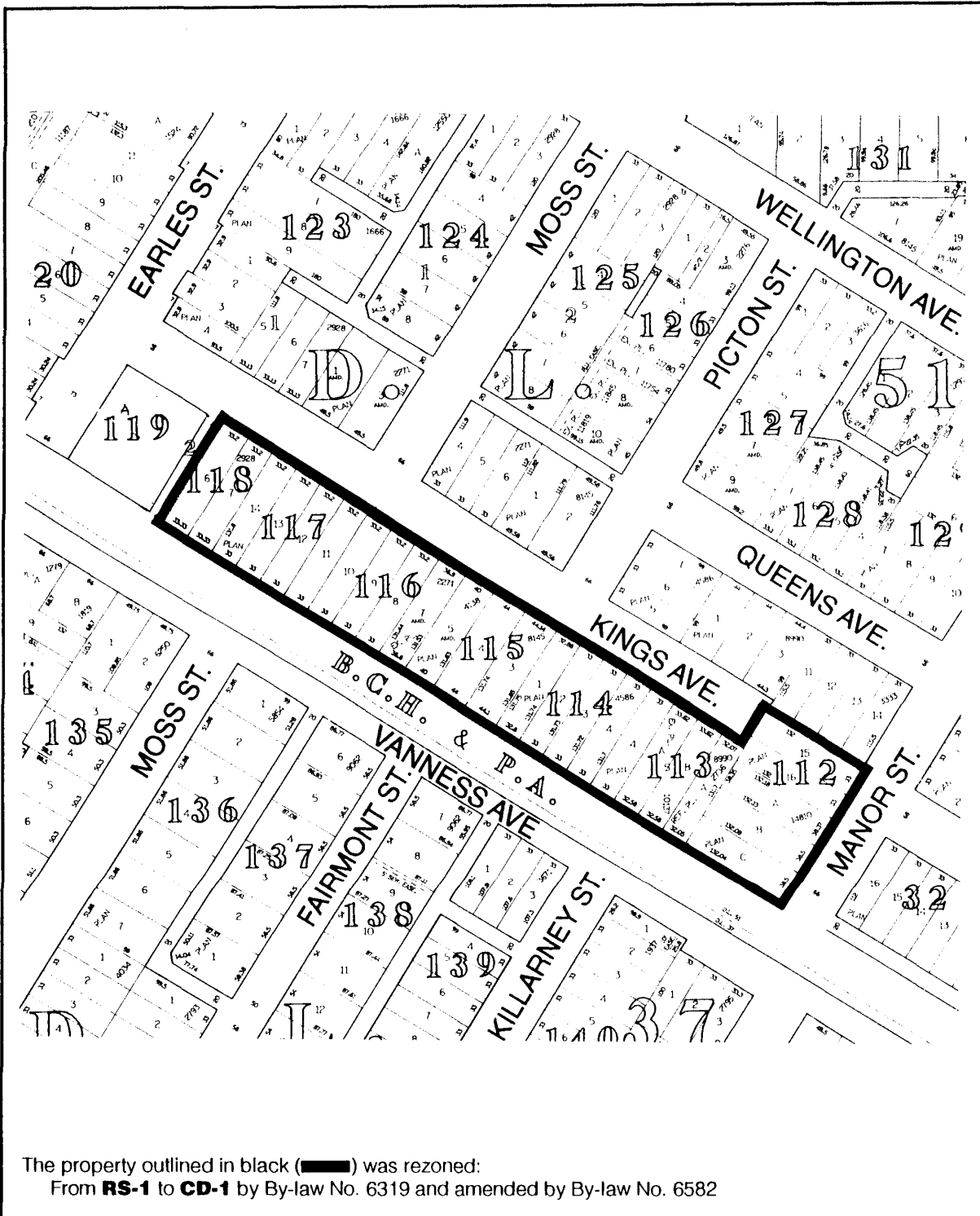
3.4 Where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, shall be excluded in the computation of floor space ratio, except 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 392 m² (4,200 sq. ft.) and the maximum site area shall be 1 570 m² (16,900 sq. ft.), the calculation of which shall include any land dedicated for lane purposes.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6319 or provides an explanatory note.*

- 5 Dwelling Unit Density
The maximum dwelling unit density for multiple dwellings shall be 76.6 units per hectare (31 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.).
- 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.
- | Portions of dwelling units | Noise levels (Decibels) |
|-----------------------------------|--------------------------------|
| 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 that for multiple dwellings a minimum of 1.0 space per unit shall be provided.
- 8.2 Off-street parking spaces required for multiple dwellings shall be located in the rear yard and designed to permit direct access from a future lane along the southerly portion of the area outlined on Schedule "A".
- 9 Vehicular Access
Vehicular access shall be provided from Kings Avenue or Manor Street and, in the case of a multiple dwelling, shall be developed and maintained in conjunction with an adjoining site, except that where a development site consists of a lot left at the end of a block and beside a proposed multiple dwelling, or a lot left between an existing and a proposed multiple dwelling, vehicular access for the exclusive use of the site shall be permitted.
- 10 *[Section 10 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.]*



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 6319 and amended by By-law No. 6582

CD-1 (216) Kings Ave. & Manor St. City of Vancouver Planning Department	date prepared: Dec. 1992	
	sectional(s): V-17 scale: 1:2000	