



City of Vancouver *Zoning and Development By-law*

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CD-1 (218)

3301-3347 Clive Avenue

3330 Vanness Avenue

By-law No. 6321

(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:

Joyce Station Area

Guidelines for CD-1 By-law No. 6321

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) Two-family dwelling, subject to the RT-2 District Schedule regulations, provided that the 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;
- (c) Multiple dwelling;
- (d) Accessory uses customarily ancillary to the foregoing.

3 Floor Space Ratio

3.1 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]

3.2 The maximum floor space ratio for a two-family dwelling, calculated in accordance with the RT-2 District Schedule, shall be 0.60.

3.3 The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.45 except that:

- (a) where the 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, and has a minimum site area of 372 m² (4,004 sq. ft.), the maximum floor space ratio shall be 0.75; and
- (b) 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 racquetball 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.

3.4 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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6321 or provides an explanatory note.*

- 4 Site Area
The minimum site area for a multiple dwelling shall be 790 m² (8,500 sq. ft.), except as specified in clause (a) of section 3.3.
- 5 Dwelling Unit Density
A maximum of three units shall be permitted in a multiple dwelling on a development site consisting 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.
- 6 Height
- 6.1 The maximum building height for a one-family dwelling or one-family dwelling with secondary suite or a two-family dwelling, measured above the base surface, shall be the lesser of 9.2 m (30 ft.) or 2 ½ storeys. [9414; 06 12 12]
- 6.2 The maximum building height for a multiple dwelling containing three dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 10.7 m (35 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good relationship with the development on adjoining sites.
- 6.3 The maximum building height for a multiple dwelling containing four or more dwellings, measured above the base surface, shall be 9.2 m (30 ft.), except that the Director of Planning may permit a height up to 11.9 m (39 ft.) on the northerly portion of the site where he is satisfied that the proposed development will provide a good transition between the ALRT guideway and the scale of one-family dwellings along the south side of Clive Avenue opposite the site.
- 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 as follows:
- (a) for multiple dwellings containing three dwellings - a minimum of three spaces shall be provided;
 - (b) for multiple dwellings containing more than three dwellings no less than the greater of one space per unit or one space per 70 m² (753 sq. ft.) of gross floor area shall be provided;
 - (c) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of I space for every dwelling unit shall be provided.
- 8.2 Off-street parking spaces required for multiple dwelling provided underground, except that spaces required for senior citizens' housing and parking for visitors may be surface parking.
- 9 Vehicular Access
Vehicular access to parking shall be provided from Vanness Avenue or from McHardy Street.

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 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.]*

By-law No. 6321 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from RS-1 to CD-1

