

City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (219)

3235-3295 Clive Avenue

4914-4928 Spencer Street

3206-3254 Vanness Avenue

By-law No. 6322

(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. 11640, dated October 4, 2016)

Guidelines:

Joyce Station Area

Guidelines for CD-1 By-law No. 6322

(Vanness Avenue & Rupert Street Site)

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;
- (e) Convenience commercial retail (which means any retail store, business or retail-type service activity, which caters primarily to local pedestrian traffic, provided that such use shall not include the sale or rent of sex-oriented products), when substituted for residential floor area pursuant to section 3.4 below.

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 1.20, 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.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6322 or provides an explanatory note.*

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 1 space for every dwelling unit shall be provided;
- (d) for commercial uses - spaces shall be located in such a manner as to ensure the privacy of residential units within the proposed development and on adjacent lands.

8.2 Off-street parking spaces required for multiple dwellings shall be 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 McHardy Street. [11640; 16 10 04]

10 Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law.

11 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;

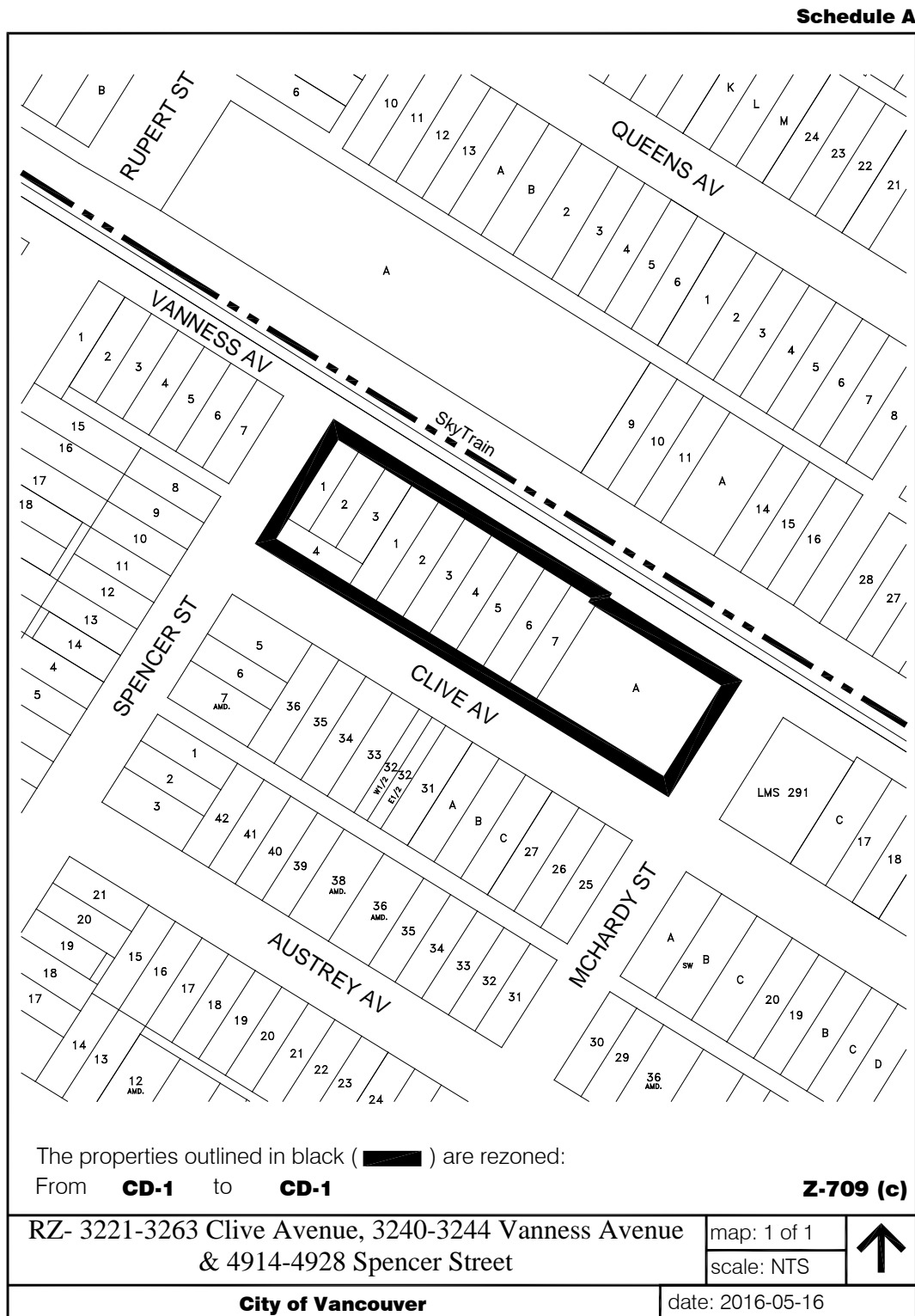
until the property owner has entered into a covenant or other instrument satisfactory to the Director of Legal Services to ensure compliance with the following:

- (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.

12 *[Section 12 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. 6322 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**



[11640; 16 10 04]