



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 F 604.873.7344 fax 604.873.7060
planning@vancouver.ca

CD-1 (234)

2040-2080 West 10th Avenue

By-law No. 6429

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective November 29, 1988

(Amended up to and including By-law No. 9837, dated April 21, 2009)

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, and the only uses for which development permits will be issued are:

- (a) commercial uses not to exceed, in total, 1 207.739 m² (13,000 sq. ft.), and including:
 - retail uses;
 - office uses but not including medical office;
 - service-commercial uses but not including restaurant;
 - institutional uses, limited to school - elementary or secondary; [9837; 09 04 21]
- (b) maximum of 39 dwelling units of which 27 shall be fully accessible to persons in wheelchairs;
- (c) accessory uses customarily ancillary to the above uses.

3 Floor Space Ratio

The maximum floor space ratio, computed in accordance with the applicable provisions of the RM-3A District Schedule, shall be 2.50, except that amenity space shall be excluded to a maximum of 111.48 m² (1,200 sq. ft.).

3.1 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 Height

The maximum building height, measured above the base surface, shall be 15.24 m (50.0 feet).

5 Acoustics

All development permit applications for dwelling uses 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. The noise level emitted from the Arbutus rail right of way, reserved for future rapid transit use, shall be assumed to be 80 dBA (measured 15 metres from the middle of the rail right of way). For the purpose of this section the noise level and assumed noise emission level of the rail right of way are the A-weighted 24-hour equivalent (Leq) sound level expressed in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

6 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces, loading spaces, and bicycle spaces, all as defined under the Parking By-law, except that there must be at least 51 parking space of which 11 must be disability spaces.

[9837; 09 04 21]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6429 or provides an explanatory note.*

7 Repealed
[9837; 09 04 21]

8 *[Section 8 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.]*

By-law No. 6429 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 M-1 to CD-1

