



City of Vancouver *Zoning and Development By-law*

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CD-1 (241)

5003-5399 Boundary Road

By-law No. 6528

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

Effective July 25, 1989

(Amended up to and including By-law No. 9414, dated December 12, 2006)

Guidelines:

Joyce Station Area

Guidelines for CD-1 By-law No. 6528

*(Vanness Avenue North, Rae Avenue &
5000-5300 Blocks Boundary Road)*

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:

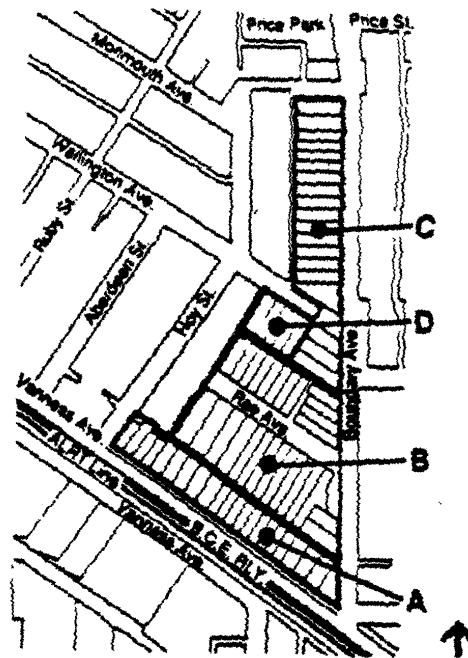
- (a) one-family dwelling or one-family dwellings with secondary suite, subject to the regulations that would apply as if located in the RS-1 District; [9414; 06 12 12]
- (b) two-family dwelling, subject to the regulations that would apply as if located in the RT-2 District, provided that the development 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 above uses.

3 Floor Space Ratio

3.1 The maximum floor space ratio for multiple dwellings shall, for each of the areas illustrated on Map 1 below, in no case exceed the amount described as follows:

- (a) in the area denoted by the letter “A”, the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.50;
- (b) in the area denoted by the letter “B”, the total maximum density for all permitted uses, calculated as if located in the RM-4 District, shall be floor space ratio of 1.45;
- (c) in the area denoted by the letter “C”, the total maximum density for all permitted uses, calculated as if the RM-4 District, shall be floor space ratio of 1.20;
- (d) in the area denoted by the letter “D”, the total maximum density for all permitted uses, calculated as if the RM-4 District, shall be floor space ratio of 0.75.

Map 1



Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6528 or provides an explanatory note.

3.2 The following shall also be excluded from the floor space ratio calculation for multiple dwellings located in the areas denoted by the letters “A” and “C” on Map 1 or fronting on Boundary Road and located within the area denoted by the letter “B” on Map 1:

enclosed balconies and other features designed to reduce transit or traffic 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.

3.3 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

The minimum site area for a multiple dwelling within each of the areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter ‘A’, 1 300 m² (14,000 sq. ft.);
- (b) in the area denoted by the letter ‘B’, 1 672 m² (18,000 sq. ft.);
- (c) in the area denoted by the letter ‘C’, 1 672 m² (18,000 sq. ft.);
- (d) in the area denoted by the letter ‘D’, 2 043 m² (22,000 sq. ft.).

5 Locked-in Lots

5.1 No development shall be permitted for a multiple dwelling which will leave a building site at the end of the block or between two multiple dwelling developments that is less than the minimum site area specified in section 4.

5.2 Notwithstanding section 5.1, a development permit for a multiple dwelling may be issued by the Director of Planning or the Development Permit Board provided that regard is had to any Council approved guidelines respecting locked-in lots.

6 Height

The maximum building height for a multiple dwelling, measured above the base surface, for each of the four areas illustrated on Map 1 shall be as follows:

- (a) in the area denoted by the letter “A”, 13.7 m (45 ft.);
- (b) in the area denoted by the letter “B”, the lesser of 10.7 m (35 ft.) or 3 1/2 storeys, except for those portions of developments fronting Rae Street where the maximum building height shall be the lesser of 9.2 m (30 ft.) or 2 1/2 storeys;
- (c) in the area denoted by the letter “C”, the lesser of 10.7 m (35 ft.) or 3 1/2 storeys;
- (d) in the area denoted by the letter “D”, the lesser of 10.7 m (35 ft.) or 2 1/2 storeys.

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
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, a minimum of one space per unit shall be provided, plus one space for every 150 m² (1,615 sq. ft.) of building area and an additional 0.20 spaces per unit for visitor parking;
 - (b) a minimum of 80 percent of the off-street parking spaces required for multiple dwellings shall be underground, except that the visitor spaces may be surface parking;
 - (c) for multiple dwellings designated solely for senior citizens' housing under the provisions of the National Housing Act or the Housing Construction (Elderly Citizens) Act, a minimum of one space per unit shall be provided; and
 - (d) for multiple dwellings designated solely for families of low income under the provisions of the National Housing Act, a minimum of one space per unit shall be provided.
- 9 Vehicular Access
Vehicular access to underground parking shall be provided from the lane adjoining the site, except for those developments fronting onto Vanness Avenue North, where access to underground parking shall be permitted from the street.
- 10 Front Yards
- 10.1 The minimum front yard setbacks for each of the four areas illustrated on Map 1 shall be as follows:
- (a) in the area denoted by the letter 'A', 1.5 m (5 ft.);
 - (b) in the area denoted by the letter 'B', 6.1 m (20 ft.), except for those developments fronting onto Boundary Road where the minimum front yard setback shall be 8.0 m (26 ft.);
 - (c) in the area denoted by the letter 'C', 8.0 m (26 ft.); and
 - (d) in the area denoted by the letter 'D', 6.1 m (20 ft.).
- 10.2 The maximum front yard setback in the area denoted by the letter "A" shall be 4.6 m (15 ft.).
- 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:
 - provides a minimum storage capacity equal to the depth of 9.1 millimetres over the entire site; and
 - includes a device to restrict the maximum stormwater flow from the site into the public sewer to 43.0 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. 6528 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

