



City of Vancouver *Zoning and Development By-law*

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CD-1 (246)

4590 Earles Street

By-law No. 6582

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

Effective November 7, 1989

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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:

- Multiple dwelling;
- Accessory uses customarily ancillary to the foregoing.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio, calculated as if located in the RM-4N District, shall be 1.17, except that 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;
- (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 raquetball 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; and
- (iii) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3.2 In computing the floor space ratio, site area shall be measured to include any land dedicated for street or lane purposes.

4 **Dwelling Unit Density**

The maximum dwelling unit density shall be 76.6 units per hectare (31 units per acre).

5 **Height**

The maximum building height measured above the base surface shall be 15.85 m (52 ft.).

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6582 or provides an explanatory note.*

6 **Acoustics**

All development permit applications 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. For the purposes of this section the “noise level” is the A-weighted 24-hour equivalent (LEQ) sound level expressed in decibels.

Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7515; 96 01 11]

7 **Off-street Parking**

7.1 Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 1.0 space per unit shall be provided.

7.2 All off-street parking spaces shall be located in the side and rear yards and vehicular access shall be from the lane to be dedicated.

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. 6582 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 CD-1 to CD-1 (amended)

