



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (255)**

*321 Princess Avenue*

*By-law No. 6713*

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

***Effective August 28, 1990***

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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, which area shall be more particularly described as CD-1(255), 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) Multiple Dwelling containing a maximum of 60 dwelling units all of which shall be eligible for Government funding;
- (b) Storage Warehouse limited to the storage of offal from the processing plant on the adjacent site, provided that any development permit shall be limited in time;
- (c) Accessory Uses customarily ancillary to the multiple dwelling.

### **3 Floor Space Ratio**

**3.1** The floor space ratio shall not exceed 2.5.

**3.2** The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.25 m (4.10 ft.), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

**3.3** The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs, and walls;
- (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.30 m (23.95 ft.) feet in length;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (e) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 20 percent of the total floor area or 929 m<sup>2</sup> (10,000 sq. ft.) whichever is the lesser;
- (f) 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]

### **4 Height**

The maximum building height measured above the base surface shall not exceed 18.6 m (61 ft.) and the building shall not extend beyond 6 storeys.

### **5 Off-Street Parking and Loading**

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

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6713 or provides an explanatory note.*

**6 Acoustics**

All development permit applications shall 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 shall 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 will be defined simply as noise level in decibels.

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

[7515; 96 01 11]

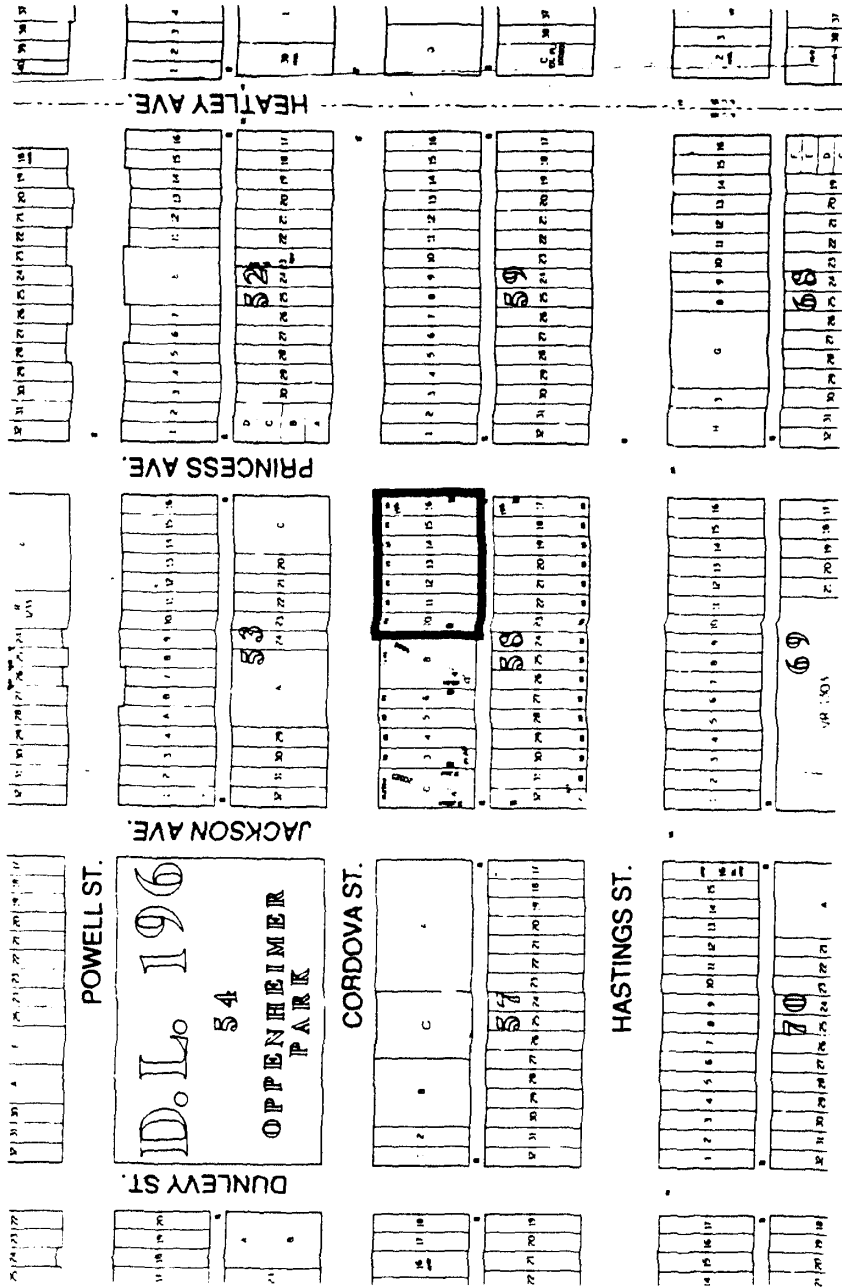
**7** *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

BY-LAW No. 6713 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 DEOD** **TO CD-1**

SCHEDULE A



SCALE: 1:2500

FILE No. RZ-321 Princess Ave.

Z-374 (a)