



City of Vancouver *Zoning and Development By-law*
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CD-1 (260)

1215-1239 West Georgia Street

By-law No. 6731

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

Effective September 25, 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(260), 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 dwellings;
 - (b) accessory uses customarily ancillary to the above use.

3 Floor Space Ratio

- 3.1** The maximum floor space ratio shall be 6.0, except that the Development Permit Board may, for any development which fosters the restoration of an existing building which is listed on the Vancouver Heritage Inventory dated August 1986, authorize an increase in the permitted floor space ratio, not exceeding .25.

In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

- (a) the cost of the heritage-related restoration;
 - (b) the value of the increased floor area; and
 - (c) the impact upon livability and environmental quality of the neighbourhood.
- 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.), 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, canopies, sundecks, 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% of the provided residential floor area;
 - (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
 - (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 24 feet in length;
 - (d) elevator shafts, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
 - (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20% of the allowable floor space or 929.03 m² (10,000 sq. ft.), whichever is the lesser;
 - (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² 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]
 - (g) 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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6731 or provides an explanatory note.

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

[7512; 96 01 11]

4 Height

The maximum building height, measured above the base surface, shall not exceed 109.5 m (359 ft.).

5 Off-street Parking and Loading

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

- (a) that a minimum of .5 parking spaces per dwelling unit, plus 1.0 space for each 100 m² of gross floor area shall be provided, however no more than 2.2 spaces per unit need be provided; and
- (b) a minimum of one loading bay shall be provided.

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.

Portions of Dwelling Units	Noise Level (Decibels)
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. 6731 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 DD to CD-1



