



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

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## CD-1 (271)

*888 Pacific Street*

*By-law No. 6787*

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

**Effective February 19, 1991**

*(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, which area shall be more particularly described as CD-1(271), 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; and
- (b) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The maximum floor space ratio shall be 4.0.

3.2 The following shall be included in the computation of floor area:

- (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 area:

- (a) open residential balconies or 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 eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (c) residential storage space provided that where the space is provided at or above the base surface, the maximum exclusion shall be 40 square feet per dwelling unit;
- (d) off-street parking and loading areas, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, provided the floor area so used is at or below the base surface or below the highest point of the finished grade around the buildings;
- (e) social and recreational amenities and facilities primarily for the use of residents and tenants provided that the floor area so used does not exceed 20 percent of the maximum permitted floor area or 929.03 m<sup>2</sup> (10,000 sq. ft.), whichever is lesser, and including the following: health club, saunas, tennis courts, swimming pools, squash courts, gymnasiums, workout rooms, meeting rooms, games rooms, hobby rooms, and other similar related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are of a type which contribute to social amenity;
- (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]

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]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6787 or provides an explanatory note.*

4 **Height**  
The height of a building shall not exceed 46.70 m (153.21 ft.) measured above the official City building grade at the S.E. corner of Pacific and Hornby Streets, except that the mechanical roof may extend to a height not exceeding 47.31 m (155.21 ft.) similarly measured. [6967; 92 05 12]

5 **Off-Street Parking and Loading**  
Off-street parking and loading shall be provided, developed and maintained at a rate of 0.8 spaces per dwelling unit plus an additional space for each 100 m<sup>2</sup> of gross floor area of a maximum of 2.2 spaces per dwelling unit.

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 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 Level (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.]*



