



City of Vancouver *Zoning and Development By-law*

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CD-1 (295)

900 West 12th Avenue

By-law No. 7114

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

Effective June 8, 1993

(Amended up to and including By-law No. 9674, dated June 24, 2008)

- 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", which area shall be more particularly described as CD-1(295), 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) Seniors Supportive or Assisted Housing;
 - (b) Community Care Facility - Class B; and [9674; 08 06 24]
 - (c) Accessory Uses customarily ancillary to the above use. [8824; 04 04 06]
- 3 Floor Space Ratio
- 3.1** The floor space ratio shall not exceed 2.45.
- 3.2** The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and
 - (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.3** The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
 - (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:
 - (d) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (e) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (f) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
 - (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. [8298; 01 02 20]
- 4 Height
- The maximum building height measured above the base surface shall be 38.4 m on the east half of the site and 9.8 m on the west half of the site abutting the 15-storey building, except that the building height on the west half may be increased to 11.0 m for any roof garden access, trellis, and weather-protected amenity, including a solarium. [7333; 94 09 13]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7114 or provides an explanatory note.*

5 **Setbacks**
The minimum setback of a building from the north property boundary shall be 6.1 m and the minimum setback from the west property boundary shall be 2.1 m, except that the Director of Planning may relax the minimum setback on the north property boundary to 3.0 m provided he has regard to the privacy and livability of both the proposed dwelling units and the existing residential development on the adjoining site.

6 **Site Coverage**

6.1 The maximum site coverage for all buildings shall be 58 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

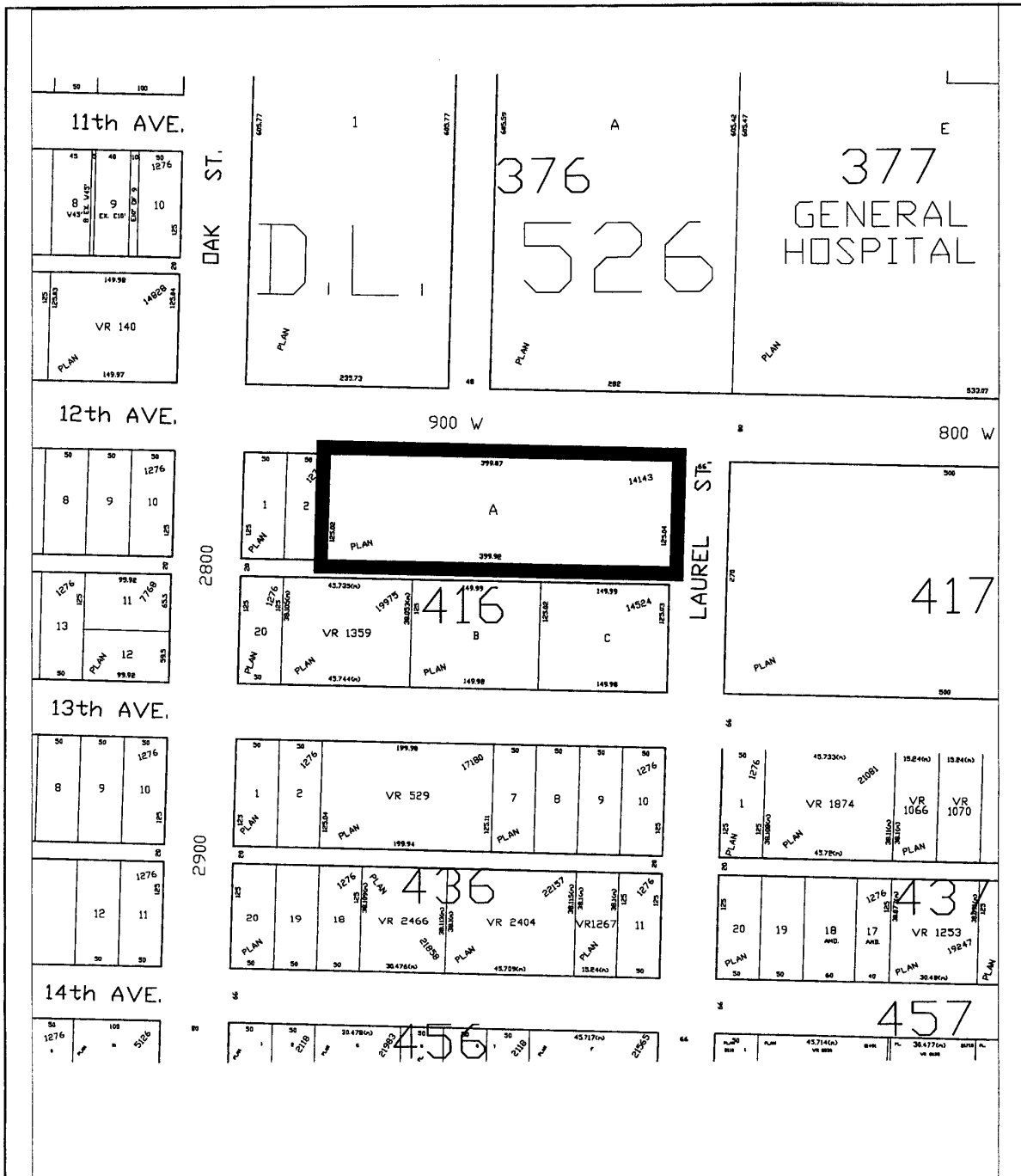
7 **Acoustics**

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 *[Section 8 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.]*



The property outlined in black (■) was rezoned:
 From **RM-3** to **CD-1** by By-law No. 7114

CD-1 (295) 900 West 12th Ave. City of Vancouver Planning Department	date prepared: Nov. 1994	
	sectional(s): N-13	
	scale: 1:2000	