



City of Vancouver *Zoning and Development By-law*

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CD-1 (300)

851 - 951 Boundary Road

By-law No. 7158

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

Effective September 2, 1993

(Amended up to and including By-law No. 10692, dated April 23, 2013)

1 Zoning District Plan Amendment

The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-651 (b) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

[10692; 13 04 23]

2 Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (300).
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (300) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units, Multiple Conversion Dwelling, Multiple Dwelling and Seniors Supportive or Assisted Housing, in conjunction with Social Service Centre;
 - (b) Institutional Uses, limited to Community Care Facility - Class B and Social Service Centre; and
 - (c) Accessory uses customarily ancillary to the uses permitted by this section.

[8824; 04 04 06] [10692; 13 04 23]

3 Floor Area and Density

- 3.1 For the purpose of computing floor space ratio, the site is deemed to be 10 925 m², being the site size at the time of the rezoning application, prior to any dedications.
- 3.2 The floor space ratio for all uses, combined, must not exceed 0.8.
- 3.3 Computation of floor area must include:
 - (a) all floors, including earthen floors, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 3.4 Computation of floor area must exclude:
 - (a) open residential balconies, sundecks, porches and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all such exclusions must not exceed 8% of residential floor area;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, 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 base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7158 or provides an explanatory note.

- (d) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) all residential storage space at, above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit there is to be no exclusion for any of the residential storage space above base surface for that unit;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
- (g) amenity areas, including recreational facilities and meeting rooms, except that the excluded area must not exceed 10% of the total floor area.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

[8115; 99 1102] [8169; 00 03 14] [10692; 13 04 23]

4 Height

Building height must not exceed 13.8 m, measured to the parapet wall. [10692; 13 04 23]

5 Setbacks

Setbacks must be at least:

- (a) 15.0 m from the east property line;
- (b) 8.0 m from the north property line; and
- (c) 2.0 m from the west property line.

[10692; 13 04 23]

6 Off-Street Parking and Loading

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m, the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (300).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

[10692; 13 04 23]

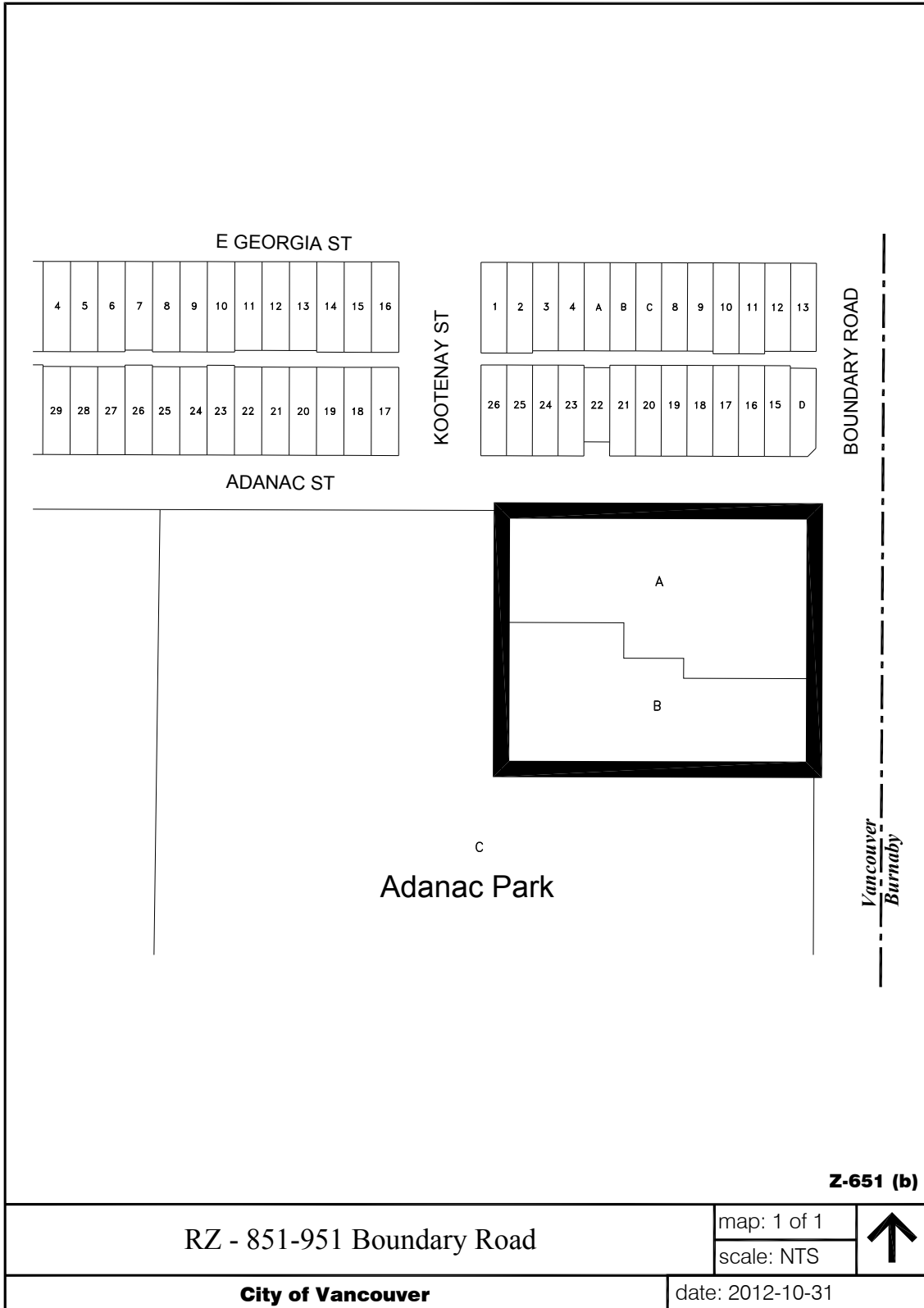
7 Acoustics

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 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 signatures to pass the by-law and to certify the by-law number and date of enactment.]*



Z-651 (b)

RZ - 851-951 Boundary Road

map: 1 of 1

scale: NTS



City of Vancouver

date: 2012-10-31

[10692; 13 04 23]