



City of Vancouver *Zoning and Development By-law*

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CD-1 (305)

1899 West 1st Avenue

(Seaforth Place)

By-law No. 7174

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

Effective September 14, 1993

(Amended up to and including By-law No. 10595, dated October 30, 2012)

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(305), 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) General Office;
- (b) Grocery or Drug Store;
- (c) Retail Store;
- (d) Barber Shop or Beauty Salon;
- (e) Laundromat or Dry Cleaning Establishment;
- (f) Photofinishing or Photography Studio;
- (g) Repair Shop Class B;
- (h) Restaurant Class 1;
- (i) Fitness Centre;
- (j) Dwelling Units;
- (k) Parking Uses;
- (l) Public Bike Share; and
- (m) Accessory Uses customarily ancillary to the above uses. [10595; 12 10 30]

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 2.55, except that:

- (a) the floor space for the total of all uses except dwelling units shall not exceed 2 230 m²; and
- (b) the floor space for the total of all uses except general office, fitness centre, dwelling units, parking uses and. accessory use shall not exceed 1 115 m².

3.2 For the purpose of computing floor space ratio, the site shall be all parcels covered by this by-law, and shall be deemed to be 1 718 m², being the site size at time of application for rezoning, prior to Any dedications.

3.3 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;
- (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.

3.4 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;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7174 or provides an explanatory note.

- (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:
 - (i) 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
 - (ii) are above the base surface and where developed as offstreet 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.
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) 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;
- (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]

3.5 Computation of floor area may exclude enclosed residential balconies if 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:

- (a) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being approved; and
- (b) the total enclosed area of excluded balcony floor area must not exceed 50%. [8989; 05 02 15]

4 Height

The maximum building height measured above the base surface shall be 17.1 m and the building shall not extend above 5 storeys.

5 Off-street Parking

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

- (a) a fitness centre shall provide 1 space per 10 m² of gross floor area; and
- (b) dwelling units shall provide a minimum of 1.1 spaces for every dwelling unit and one additional space for each 200 m² of gross floor area, but need not provide more than 2.2 spaces for every dwelling unit.

6 Acoustics

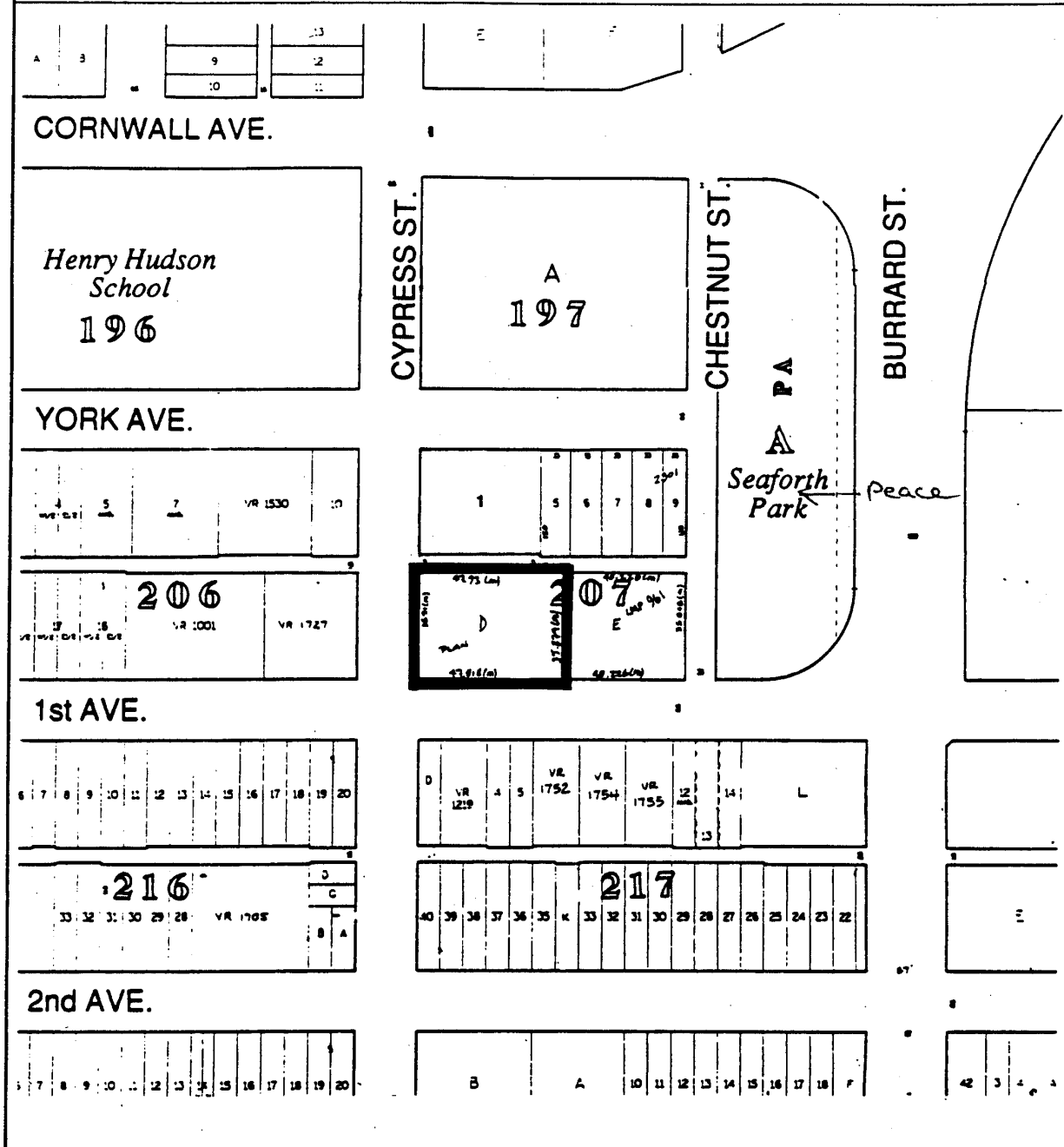
All development permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour

Portions of dwelling units	Noise levels (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. 7174 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (■) is rezoned:
From **M-1A** To **CD-1**

Z-401 (b)

RZ-1899 W. First Ave.

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

