



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (306)**

*2034 West 11th Avenue*

*By-law No. 7175*

*(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. 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.]

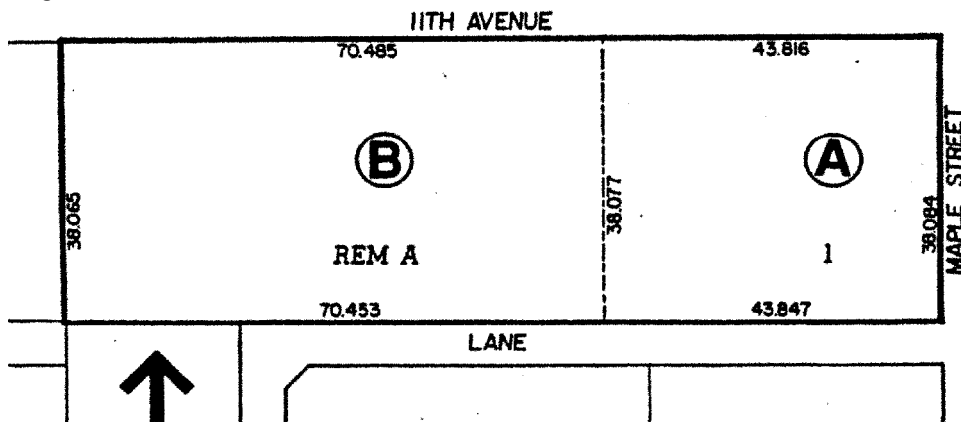
**2 Uses**

**2.1** 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(306), 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 Dwelling;
- (b) Dwelling Units in conjunction with other listed uses;
- (c) Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of the Zoning and Development By-law;
- (d) General Office, subject to section 2.2;
- (e) Services Uses, subject to section 2.2 and limited to Auction Hall, Barber Shop or Beauty Salon, Catering Establishment, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Production Studio, School-Arts or Selfimprovement, School-Business, School-Vocational or Trade, and Sign Painting Shop;
- (f) Cultural and Recreational Uses,-subject to section 2.2 a limited to Artist Studio, community Centre or Neighbourhood House, Fitness Centre, or Hall;
- (g) Institutional Uses, subject to section 2.2 and limited to Child Day Care Facility;
- (h) Other Uses not included in clauses (a) through (g) and of an interim nature provided that:
  - (i) the Director of Planning considers that the use will be compatible with and not adversely affect adjacent development that exists or is permitted by the Zoning and Development By-law;
  - (ii) the Director of Planning is satisfied that the use can be easily removed, is of low intensity or low in capital investment, meets parking and loading requirements and fire separation standards, and will be replaced with development in accordance with the By-law;
  - (iii) any development permit issued shall be limited to 3 years in time.

**2.2** All uses listed in clause(c) through (g) of section 2.1 shall be limited in location to Area B on Diagram 1 below and to the ground floor of developments.

Diagram 1



**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7175 or provides an explanatory note.

### **3 Floor Space Ratio**

3.1 The floor space ratio shall not exceed:

- (a) 2.4 for that portion of the site in Area A in Diagram 1; and
- (b) 2.2 for that portion of the site in Area B in Diagram 1.

3.2 The following shall be included in the computation of floor space ratio for the multiple dwelling:

- (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:
  - (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; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> 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]

### **4 Height**

The maximum building height measured above the base surface shall be 18.3 m and the building shall not extend beyond 5 storeys.

### **5 Setbacks**

The minimum setback of a building from the northern property boundary shall be 1.5 m.

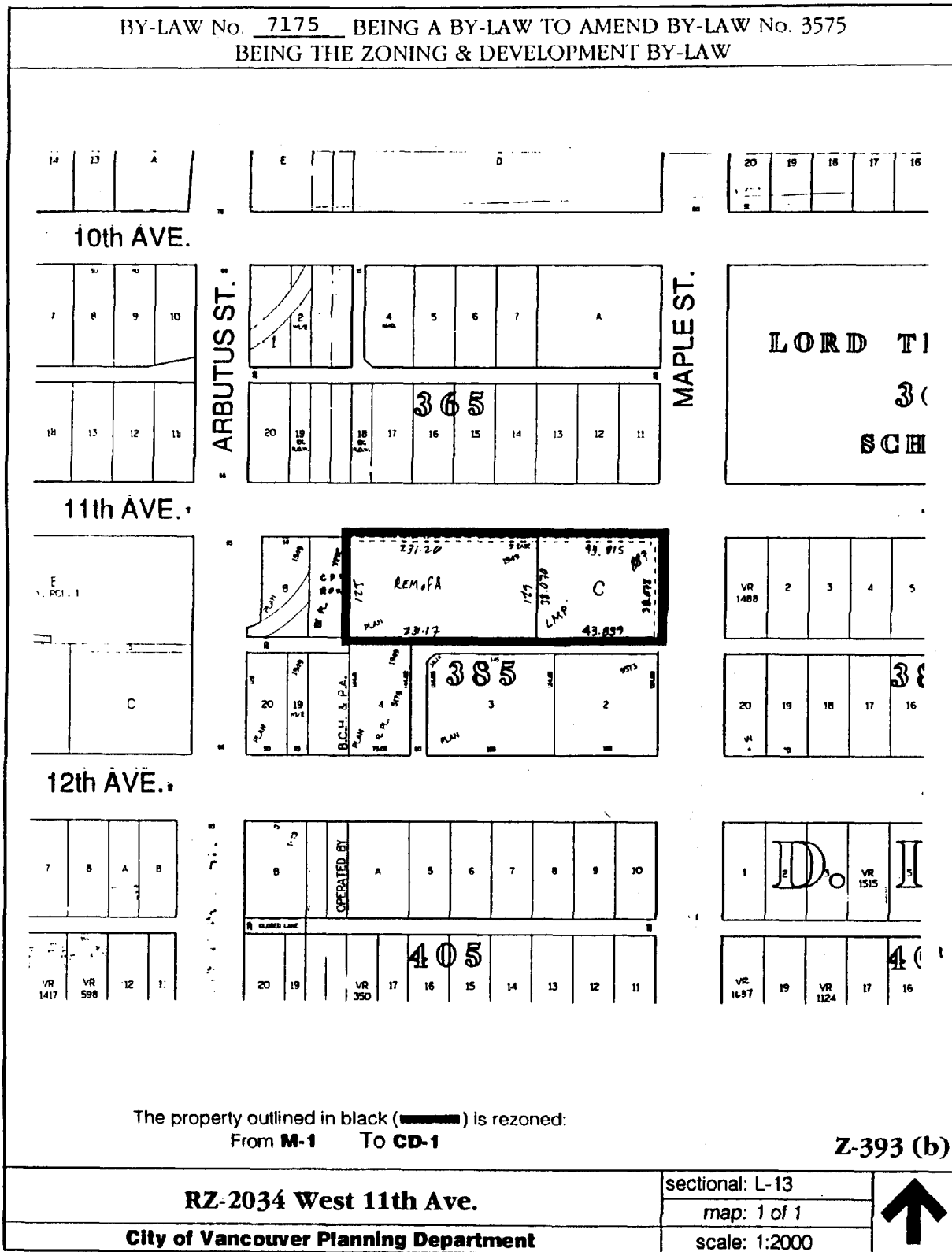
### **6 Acoustics**

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.

<b>Portions of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways [7515; 96 01 11]	45

- 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. 7175 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-1** To **CD-1**

**Z-393 (b)**

**RZ-2034 West 11th Ave.**

**City of Vancouver Planning Department**

sectional: L-13

map: 1 of 1

scale: 1:2000

