



City of Vancouver *Zoning and Development By-law*

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CD-1 (308)

2455-2517 East Broadway

By-law No. 7193

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

Effective October 19, 1993

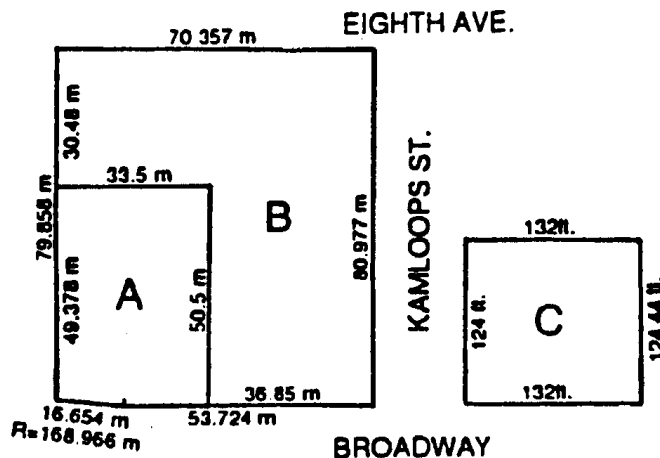
(Amended up to and including By-law No. 9674, dated June 24, 2008)

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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(308), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Community Care Facility on Site A only (as shown on the diagram below); [9674; 08 06 24]
- (b) Multiple Dwelling; and
- (c) Accessory Uses customarily ancillary to the above uses.



3 Floor Space Ratio

3.1 The floor space ratio shall not exceed:

- (a) 2.25 on Site A as shown on the diagram above;
- (b) 1.40 on Site B as shown on the diagram above; and
- (c) 1.40 on Site C as shown on the diagram above.

For the purpose of computing floor space ratio, the site size for Site A shall be deemed to be 1 683 m², for Site B shall be 4 005 m² and for Site C shall be 1 523 m², being the parcel sizes at the time of the application for rezoning, prior to any dedications.

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.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7193 or provides an explanatory note.

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 are at or below the base surface 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 storey or 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 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]

3.4 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]

4 Height

The maximum building height measured above the base surface shall be 16.1 m and the buildings shall not extend beyond 4 storeys, except that the building height shall not exceed 10.5 m for the multiple dwellings fronting on 8th Avenue on Site B.

5 Setbacks

The minimum setback of a building shall be:

- (a) for the principal building on Site A: 3.1 m from the East Broadway property boundary;
- (b) on Site B: 3.1 m from the East Broadway property boundary, 3.1 m from the East 8th Avenue property boundary, and 2.8 m from the Kamloops Street property boundary; and
- (c) on Site C: 4.7 m from the East Broadway property boundary, 2.5 m from the Kamloops Street property boundary, and 3.1 m from the adjoining site to the east.

6 Site Coverage

6.1 The maximum site coverage for all buildings shall be 65 percent at the site area for Site A, 45 percent of the site area for Site B, and 40 percent of the site area for Site C.

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 Off-Street Parking And Loading
Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 1.1 off-street parking spaces for every dwelling unit and one additional off-street parking space shall be provided for each 200 m² of gross floor area

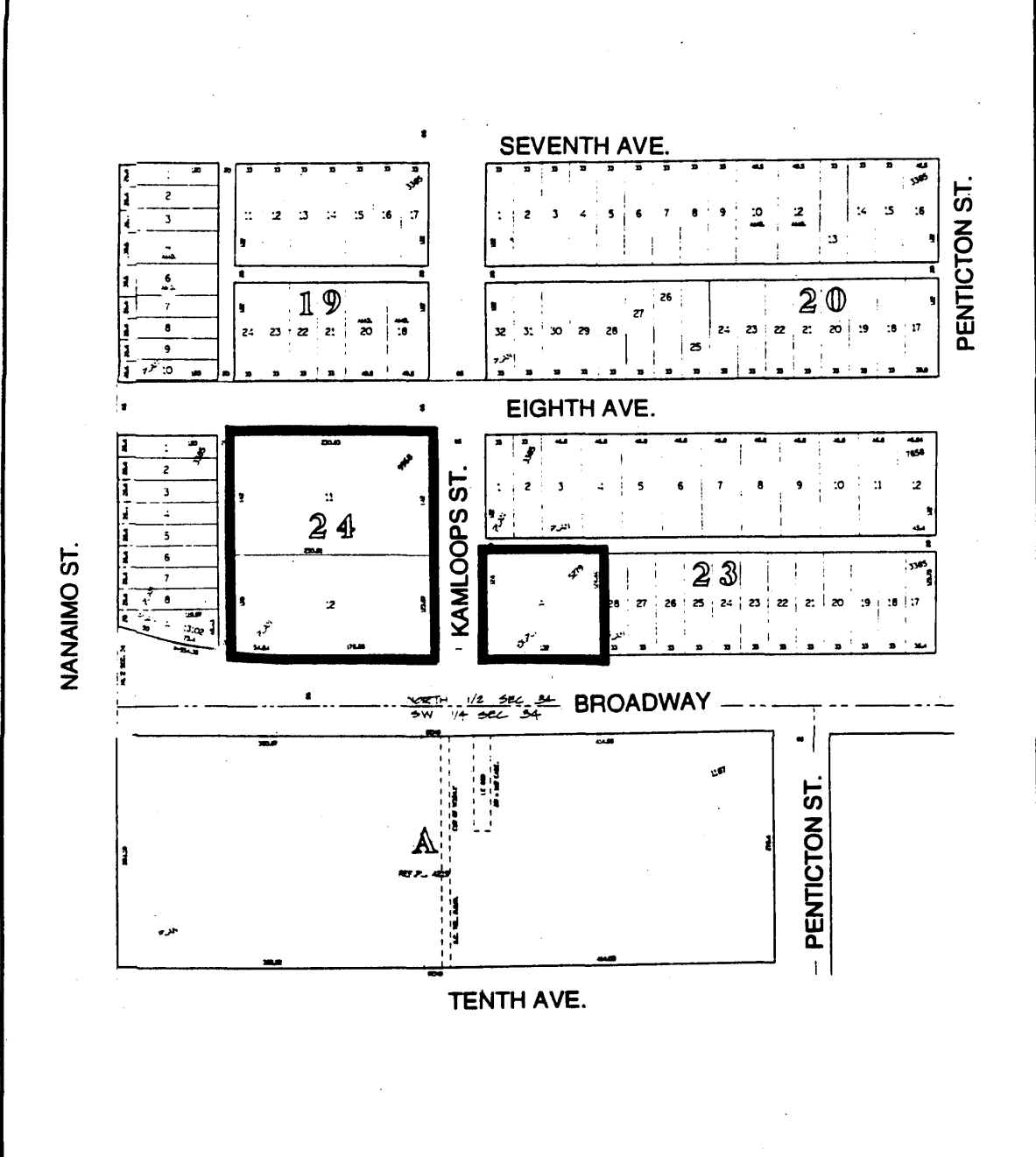
8 Acoustics
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the 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]

9 *[Section 9 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.]*

BY-LAW No. 7193 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (▬) is rezoned:
From **C-2&RS-1S** To **CD-1**

Z-417(b)

RZ 2455 & 2517 East Broadway	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		