



City of Vancouver *Zoning and Development By-law*
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CD-1 (331)

1054-98 Robson Street

By-law No. 7381

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

Effective February 14, 1995

(Amended up to and including By-law No. 8760, dated December 9, 2003)

Guidelines:

1054-1098 Robson Street

CD-1 Guidelines

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(331), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, including the application of all Downtown District Guidelines, and the only uses for which development permits will be issued are

- (a) Cultural and Recreational Uses,
- (b) Dwelling Uses,
- (c) Institutional Uses;
- (d) Office Uses,
- (e) Parking Uses,
- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - SplitIsland or Vehicle Dealer,
- (g) Service Uses, but not including Drive-through Service or Restaurant - Drive-in,
- (h) Accessory Uses customarily ancillary to the above uses.

2.1 **Conditions of Use**

Retail or Service uses shall be required at grade along the Robson Street frontage.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 3.60, except that the floor space ratio for non-residential uses shall not exceed 1.60 and the floor space ratio for residential uses shall not exceed 2.00. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 3 212.85 m², being the site size at time of application for rezoning, prior to any dedications. [7450; 95 07 11]

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

3.3 The following will 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, provided that the total area of all exclusions does not exceed 8 percent of the provided residential floor area;
- (b) patios and roof gardens, provided that any sunroofs or walls forming part thereof are approved by the Director of Planning;
- (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 below the base surface, provided that the maximum exclusion for a parking space shall be 7.3 in length;
- (d) elevator shafts, laundry rooms and entrance lobbies providing the areas are ancillary to residential uses;
- (e) social and recreational amenities and facilities provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space or 1 000 m², whichever is lesser; 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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7381 or provides an explanatory note.

- (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 is 21.4 m.

5 Off-Street Parking and Loading

Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except as follows:

- (a) seven additional non-residential parking spaces will be permitted, provided they are used for short-term transient parking only; and
- (b) residential uses must provide a minimum of 0.9 off-street parking spaces per residential unit plus an additional space for each 200 m² gross floor area need be provided.

6 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 will 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 Level (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. 7381 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (—) is rezoned;
From **DD** To **CD-1**

Z-437(a)

RZ 1054-1098 Robson Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



