



City of Vancouver *Zoning and Development By-law*

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CD-1 (337)

*475-487 Alexander Street
(now known as 475 Alexander Street)
By-law No. 7434*

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

Effective June 6, 1995

(Amended up to and including By-law No. 10210, dated March 1, 2011)

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(337) 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) Child Day Care Facility,
 - (b) Hall,
 - (c) School - Arts or Self-Improvement, and
 - (d) Accessory Uses customarily ancillary to the above uses.
- [10210; 11 03 01]

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 2.17. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 672.5 m², being the site size at time of application for rezoning, prior to any dedications. [7580; 96 06 11]

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

- (a) all floors of all buildings, 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) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (b) 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 must not exceed 7.3 m in length;
- (c) 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 is 20.6 m, and the building must not extend beyond 5 storeys. [7580; 96 06 11]

5 Off-Street Parking and Loading

A minimum of 25 off-street parking spaces and one loading space must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [7580; 96 06 11]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7434 or provides an explanatory note.

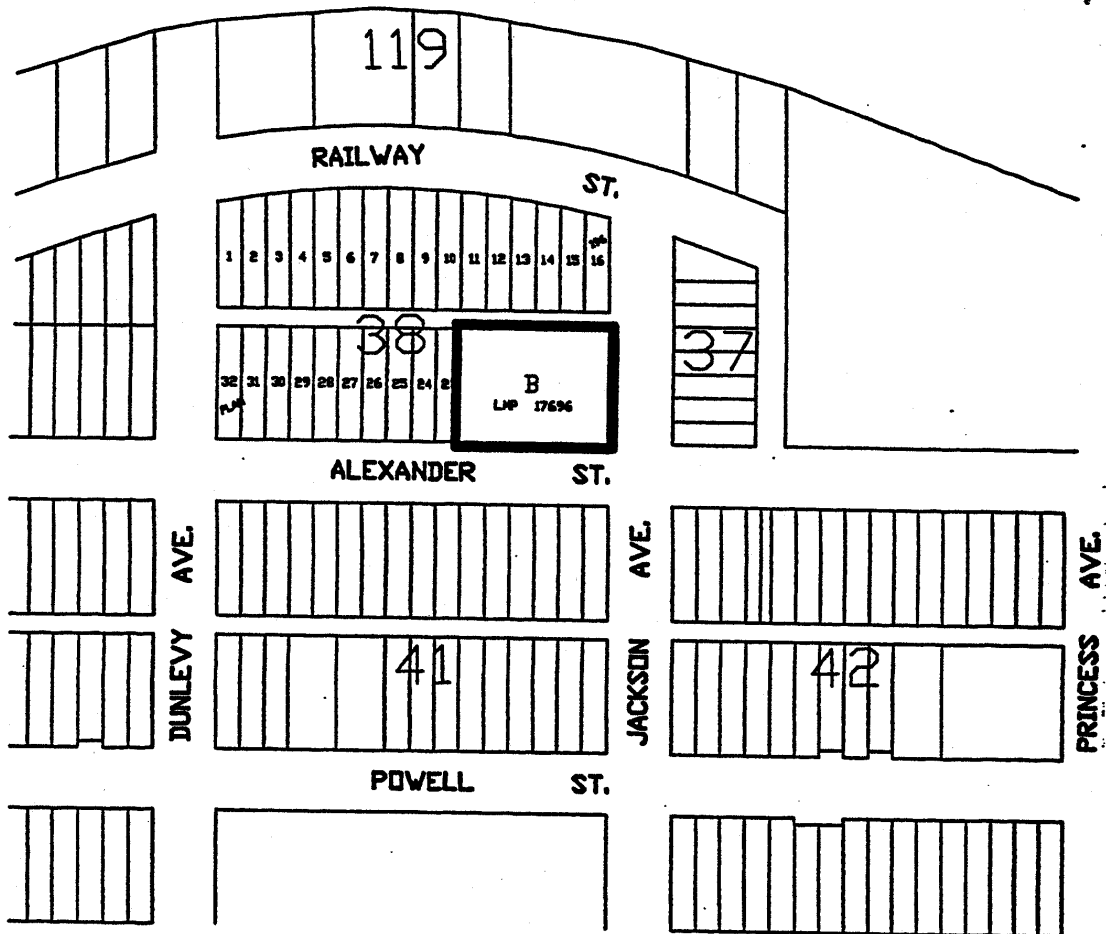
6 Acoustics

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 levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	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. 7434 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-2** To **CD-1**

Z-440(a)

RZ 475-87 Alexander Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

