



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (346)**

*350 Robson Street*

*By-law No. 7551*

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

**Effective April 2, 1996**

*(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” shall be more particularly described as CD-1 (346), 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) Dwelling Units;
- (b) Billiard Hall;
- (c) Bowling Alley;
- (d) Club;
- (e) Fitness Centre;
- (f) Hall;
- (g) Office Uses;
- (h) Retail Uses, except Vehicle Dealer;
- (i) Service Uses, except Auction Hall, Catering Establishment, Drive-through Service, Funeral Home, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Photofinishing or Photography Laboratory, Repair Shop - Class A, Restaurant - Drive-in, Sign Painting Shop;
- (j) Theatre; and
- (k) Accessory Uses customarily ancillary to the above uses.

## **2.2 Conditions of Use**

Only retail uses and service uses, but not including a cabaret, will be permitted on a floor having an elevation within 2.0 m of street grade fronting Robson Street, except that an entrance for a cultural or recreational use may be permitted if the Director of Planning is satisfied that pedestrian interest is maintained, but the entrance cannot be larger than the average of the widths of the individual store fronts.

## **3 Floor Space Ratio**

**3.1** The floor space ratio must not exceed 5.00, of which cultural and recreational, office, retail and service uses must not exceed a maximum floor space ratio of 1.04. For the purposes of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 1 950.9 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedication.

**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 shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, 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 eight percent of the provided residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs or walls;

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7551 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 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) elevator shafts, lockers, 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 m<sup>2</sup>, whichever is less; 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]

**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. [7874; 98 04 21]

**4 Height**

The maximum building height measured above the base surface is 49.0 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 that parking must be provided for residential units at a minimum of 0.4 spaces per unit plus an additional 1.0 space per 100 m<sup>2</sup> of gross floor area to a maximum of 0.6 spaces per unit plus an additional 1.0 space per 100 m<sup>2</sup>. Non-residential parking must be provided as per Area III standards (Section 4.3.1 of the Parking By-law).

**6 Acoustics**

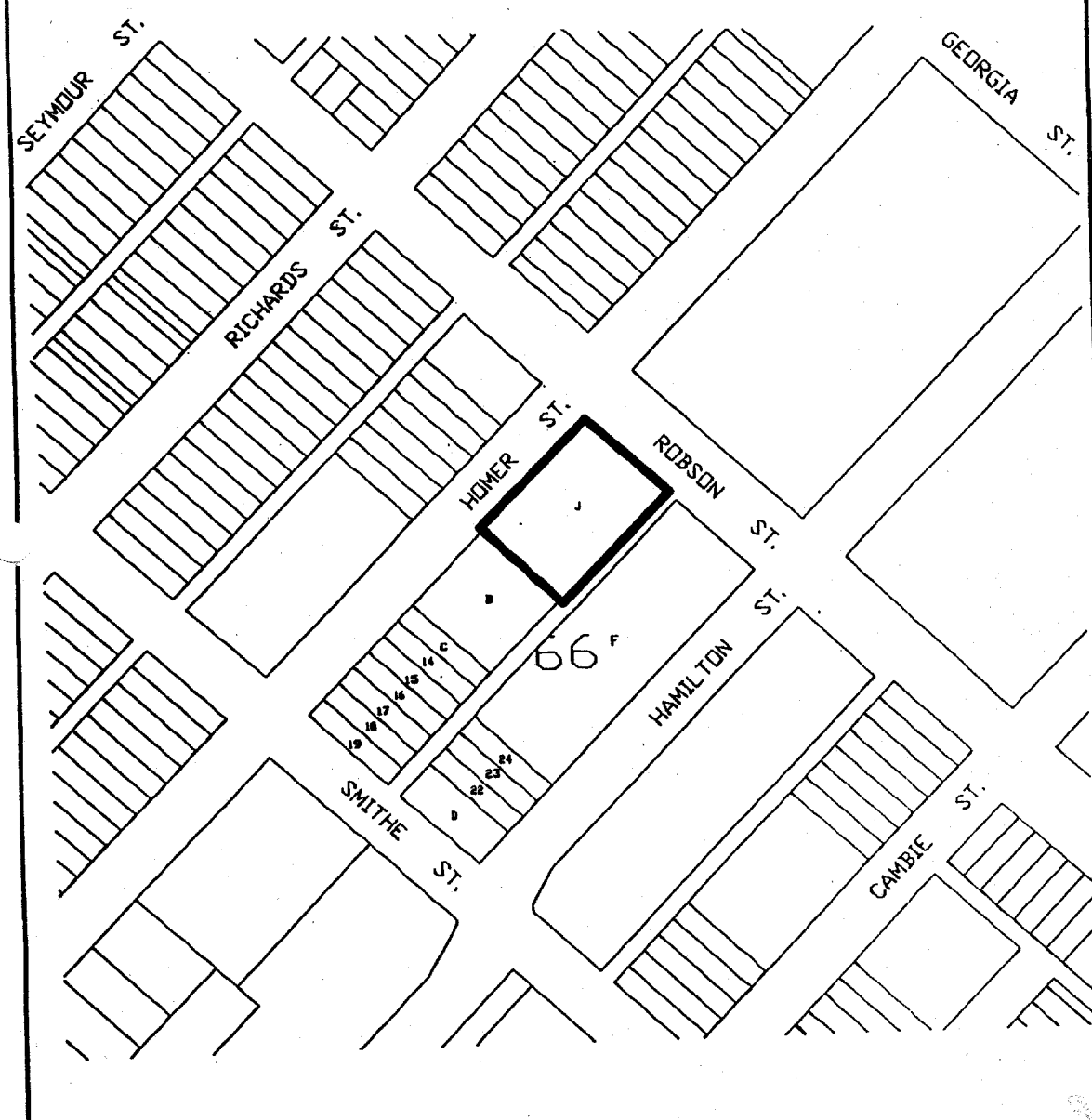
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level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

<b>Portions of Dwelling Units</b>	<b>Noise Levels (Decibels)</b>
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

**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. 7551 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-443(a)**

**RZ 350 Robson Street**

**City of Vancouver Planning Department**

map: 1 of 1

scale: 1:2000



