



City of Vancouver *Zoning and Development By-law*

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CD-1 (354)

303 Railway Street *By-law No. 7645*

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

Effective November 5, 1996

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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 (354), 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) Artist Studio - Class B, subject to the provisions of section 11.18 of the Zoning and Development By-law,
- (b) Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of the Zoning and Development By-law, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 4.10. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and is deemed to be 1 097 m², 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, both above and below the base surface, to be measured to the extreme outer limits of the building.
- (b) common workshop areas, including music room, kiln room, woodworking shop, metalworking shop, photographic darkroom, spraying painting room and similar workshop areas, except where space is provided below the base surface; and
- (c) 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.

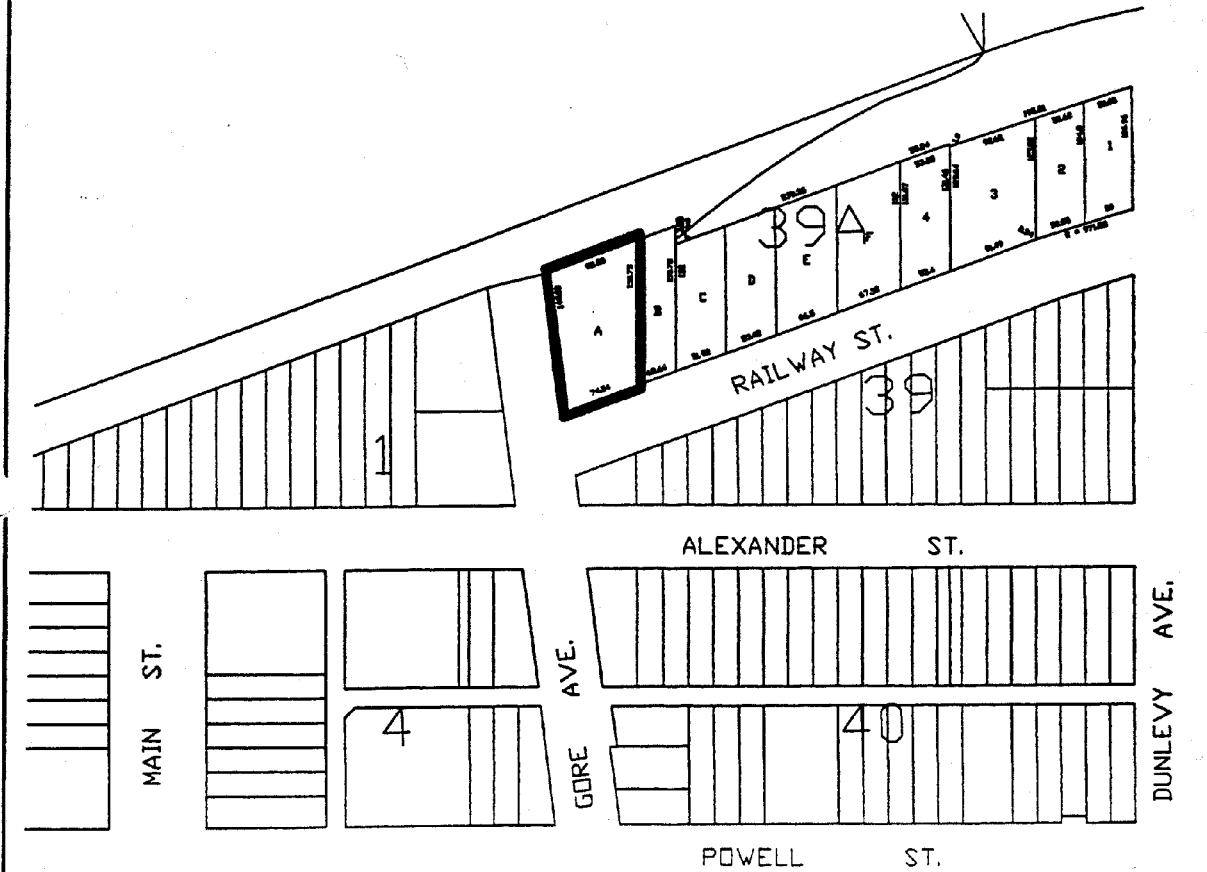
3.3 The following shall be excluded in the computation of floor space ratio:

- (a) open residential balconies, sun decks, 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 residential floor area being provided;
- (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs or 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 off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio calculation;
- (d) storage space associated with an artist studio where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio; and
- (e) amenity areas for residents, including day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total of 10 percent of the total building floor area;
- (f) 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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7645 or provides an explanatory note.*

- 4 **Height**
The maximum building height measured above the base surface is 20.2 m.
- 5 **Off-Street Parking and Loading**
- 5.1 Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of one space for every artist studio over 75 m² of gross floor area and one additional space per 12 studios on sites with 12 or more studios must be provided.
- 5.2 The Director of Planning may relax the number of off-street parking spaces required if literal enforcement would result in unnecessary hardship relating to the renovation of an existing building which is non-conforming with respect to number of off-street parking spaces required and relating to the provision of assured rental artist studios, provided that the total number of off-street parking spaces is not less than 0.55 per artist studio.
- 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. 7645 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-456(b)

RZ 303 Railway Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

