



City of Vancouver *Zoning and Development By-law*

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CD-1 (368)

550 West 14th Avenue

By-law No. 7682

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

Effective November 26, 1996

(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(368), 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) Church;
- (c) Dwelling Unit for a caretaker or other person similarly employed;
- (d) Multiple Dwelling;
- (e) Community Care Facility - Class B; and [9674; 08 06 24]
- (f) Accessory Uses customarily ancillary to the above uses, including parish hall, recreation centre, and library as non-commercial accessory uses ancillary to Church use.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.30. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 25 573 m².

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, 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.

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

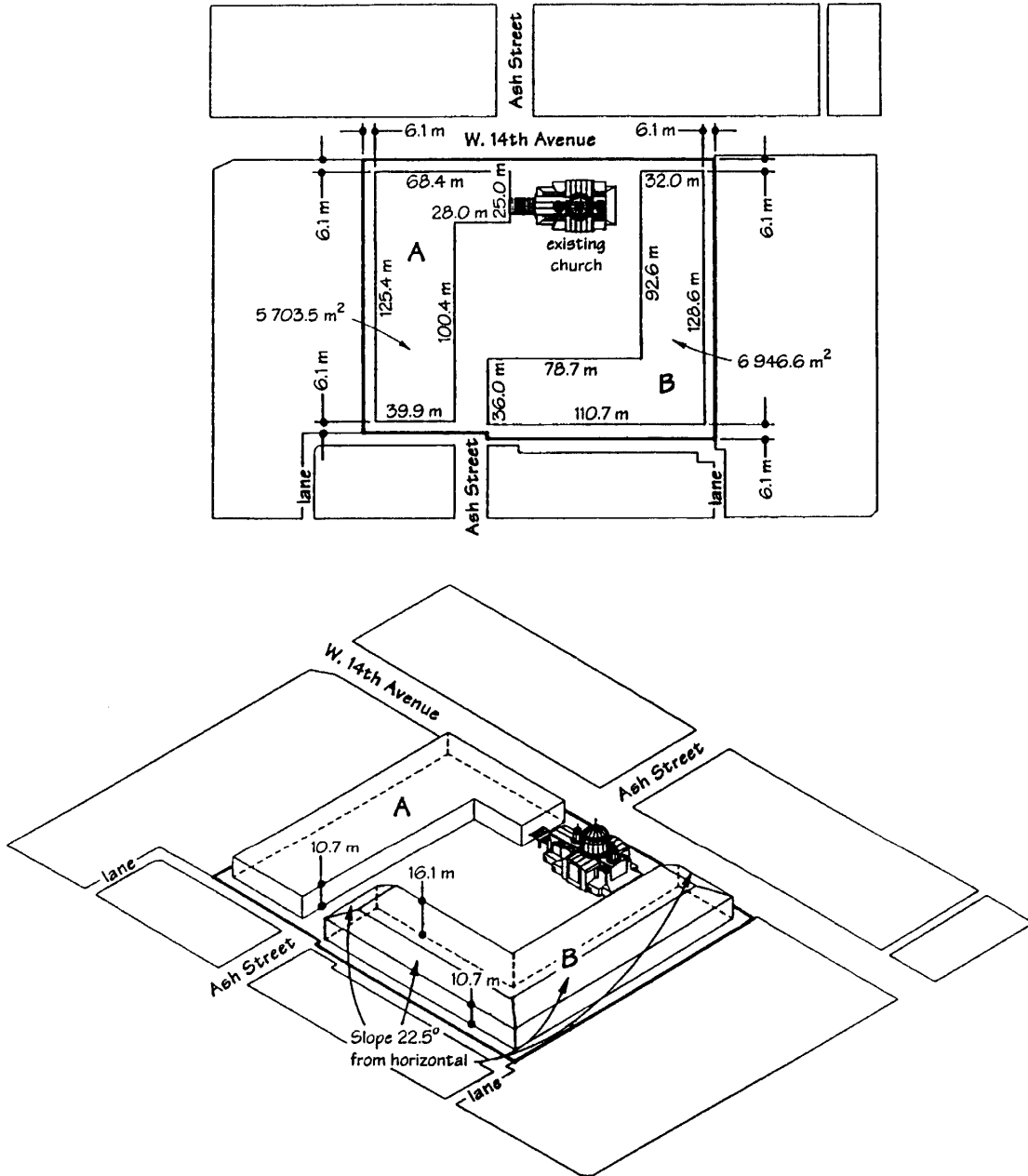
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used 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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) 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. 7682 or provides an explanatory note.*

4 Height

Except for church domes, spires, and similar architectural appurtenances, the maximum building height is 10.7 m, and must not exceed four storeys, except that for the area of the site marked “B” on Figure 1 the Director of Planning may approve a maximum building height of 16.2 m, and not exceeding six storeys, having prior regard to analysis of view, shadow, and livability impacts, and consultation with affected property owners.

Figure 1



5 Building Dimensions

No building shall exceed 45.0 m in length or width.

6 Horizontal Angle of Daylight

6.1 All habitable rooms in buildings containing 3 or more dwelling units will have at least 1 window on an exterior wall which complies with the following:

- (a) the window will be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, shall be unobstructed over a distance of 24.0 m; and
- (b) the plane or planes will be measured horizontally from the centre of the bottom of the window.

6.2 For the purpose of section 6.1 the following will be considered as obstructions:

- (a) the theoretically equivalent buildings located on any adjoining sites in any R District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
- (b) part of the same building including permitted projections; and
- (c) accessory buildings located on the same site as the principal building.

6.3 For the purposes of section 6.1, the following will not be considered as habitable rooms:

- (a) bathrooms; and
- (b) kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

7 Yards and Setbacks

Buildings must be set back a minimum of 6.1 m from all property lines, except that the Director of Planning may, where satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development, reduce the setback to 3.1 m on the sides or rear of the site.

8 Site Coverage

The site coverage of all buildings on the site must not exceed 50 percent, and the maximum site coverage for any portion of the site used as interim parking area is 30 percent.

9 Developable Area and Building Envelope

Except for the existing church, all buildings must be constructed within the developable site area (12 760 m²) and building envelope delineated in Figure 1.

10 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:

- (a) parking for Multiple Dwelling use must be provided on the basis of 1.1 spaces per unit plus one additional space for each 200 m² of gross floor area;
- (b) parking for Church use must be provided on the basis of one space per five seats for the first 500 seats and one space per four seats thereafter, calculated on the basis that one seat is the equivalent of 0.5 m of pew length;
- (c) where two or more separate areas of assembly exist within a site and are not used concurrently, the Director of Planning in consultation with the City Engineer may permit parking to be provided for only the largest of these areas; and
- (d) passenger loading facilities capable of accommodating a handi-dart vehicle must be provided to the satisfaction of the Director of Planning in consultation with the City Engineer for the Community Care Facility. [9674; 08 06 24]

11 Acoustics

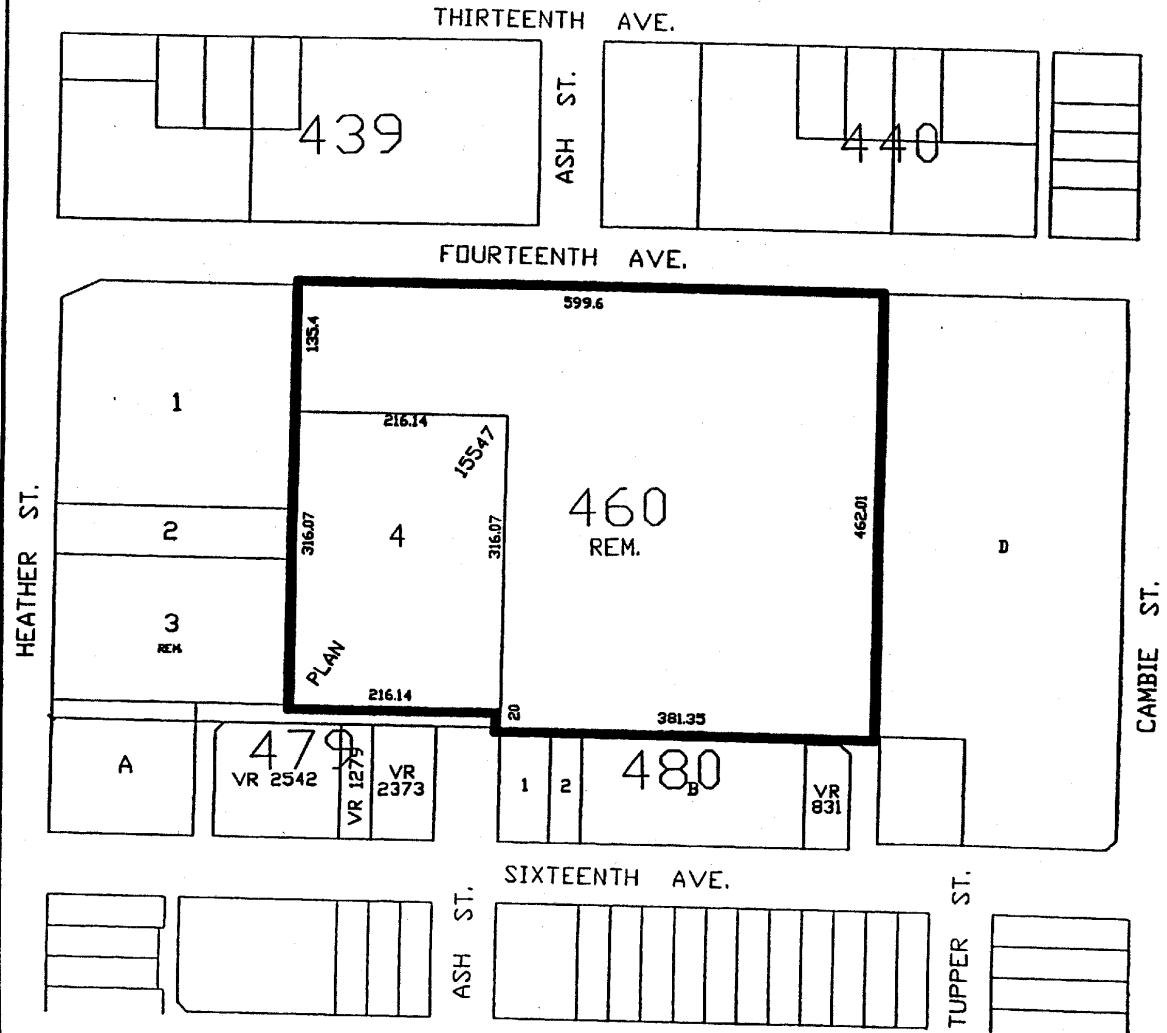
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

[7874; 98 04 21]

12 *[Section 12 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. ~~5002~~ BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (—) is rezoned:
From **RT-2** To **CD-1**

Z-432(a)

RZ 550 West 14th Avenue

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

