

City of Vancouver *Zoning and Development By-law*

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CD-1 (373)

5605 Victoria Drive

By-law No. 7715

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

Effective March 25, 1997

(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**

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (373), 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) Cultural and Recreational Uses, excluding Golf Course or Driving Range, Marina, Riding Ring, and Stadium or Arena,
- (b) Dwelling units in conjunction with any of the uses listed in this schedule, [8021; 99 04 27]
- (c) Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, provided that:
 - (i) before making a decision the Development Permit Board shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area, and
 - (ii) building additions shall not be permitted,
- (d) Residential Unit associated with and forming an integral part of an artist studio, subject to the provisions of section 11.19 of the Zoning and Development By-law,
- (e) Institutional Uses,
- (f) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing,
- (g) Office Uses,
- (h) Parking Uses,
- (i) Retail Uses, excluding Neighbourhood Grocery Store,
- (j) Service Uses, excluding Body-rub Parlour, Laboratory, Laundry or Cleaning Plant, Production or Rehearsal Studio and Work Shop,
- (k) Transportation and Storage Uses, limited to Taxicab or Limousine Station,
- (l) Utility and Communication Uses, excluding Waste Disposal Facility,
- (m) Wholesale Uses, excluding Bulk Fuel Depot, Cardlock Fuel Station, Junk Yard or Shop, and
- (n) Accessory Uses customarily ancillary to any of the above uses.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 1.39. [8021; 99 04 27]

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

- (a) all floors of all building including accessory 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) open residential balconies or 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, 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7715 or provides an explanatory note.

- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total building floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) 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]
- (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]

4 Height

The maximum building height, measured above the base surface, is 17.4 m and the building must not extend beyond 4 storeys.

[8021; 99 04 27]

5 Setbacks

The minimum setback of a residential building from the south property boundary is 3.7 m and from the west property boundary is 3.1 m.

[8021; 99 04 27]

6 Off-Street Parking and Loading

6.1 Off-street parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 0.85 off-street parking spaces for every dwelling unit, plus one space for each 250 m² of gross floor area must be provided.

6.2 The Director of Planning, on the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of residents or visitors to the site.

[8021; 99 04 27]

7 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.

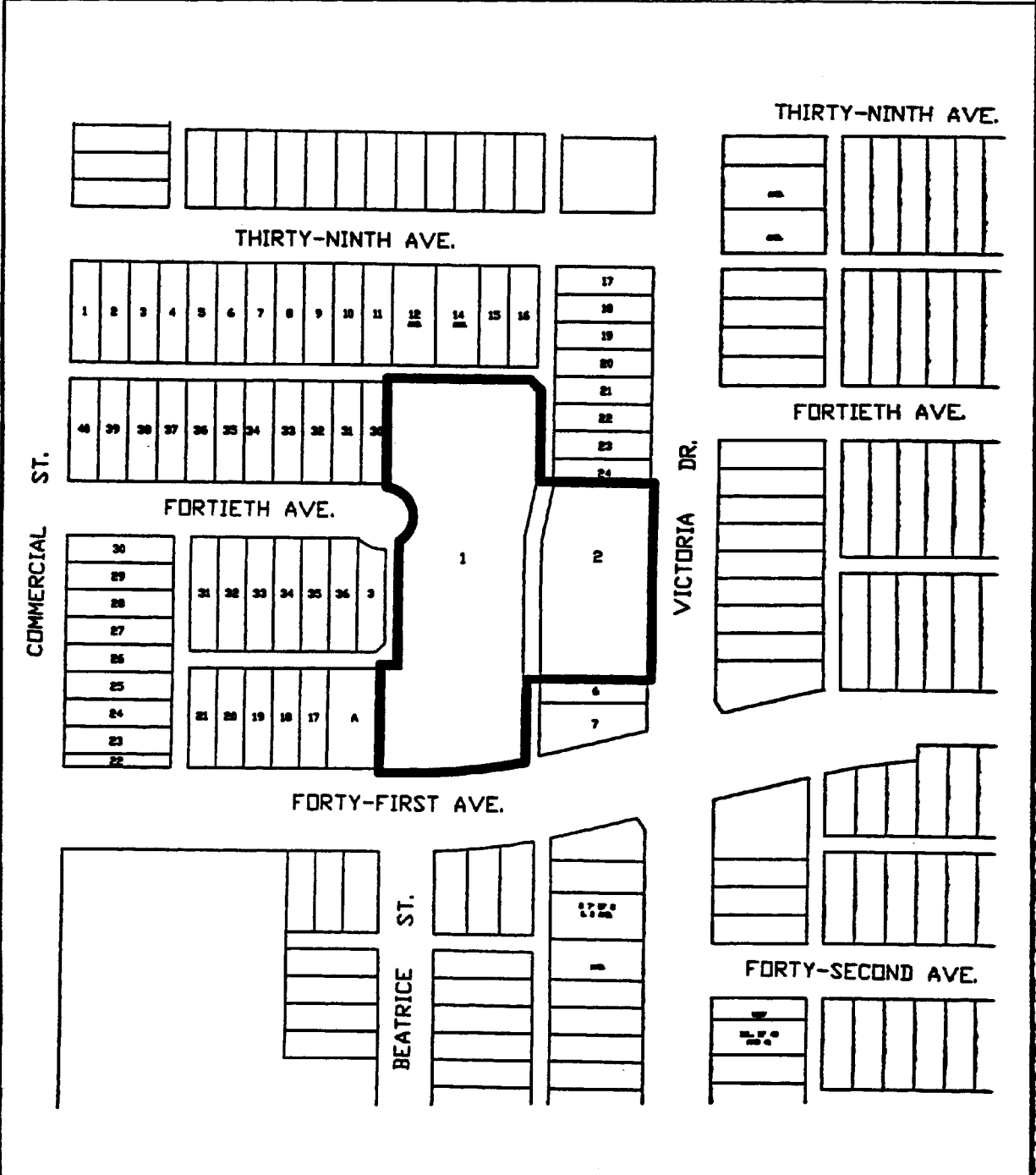
Portions of Dwelling Units	Noise Levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[8021; 99 04 27]

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

[8021; 99 04 27]

BY-LAW No. _____ BEING A BY-LAW TO AMEND BY-LAW No. 3575
 BEING THE ZONING & DEVELOPMENT BY-LAW



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

Z-461(a)

RZ 5605 Victoria Drive	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		

Schedule A

