



City of Vancouver *Zoning and Development By-law*

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CD-1 (384)

1200 Hamilton Street

By-law No. 7948

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

Effective November 17, 1998

(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 (384), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Retail Uses,
- (b) Office Uses,
- (c) Service Uses but not including Cabaret and Neighbourhood Public House, and
- (d) Accessory Uses customarily ancillary to Hotel.

2.2 Except for Hotel, all other uses, including accessory uses customarily ancillary to Hotel, are limited, in total, to a maximum of 409 m² and must be located on that portion of a storey having an elevation within 1.5 m of fronting street grade.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 5.50. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 836.1 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following shall 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 buildings.

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

- (a) open residential sundecks and other features which the Director of Planning considers similar;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) areas of floors used for accessory off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing;
- (d) elevator shafts, lockers, common laundry rooms and entrance lobbies, ancillary storage located below grade, and basements or cellars in existing buildings;
- (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms, provided that the areas are open to and primarily for the use of residents and employees, to a maximum total of 150 m²; and
- (f) building recesses on that portion of a storey having an elevation within 1.5 m of fronting street grade, to a maximum of 60 m², to the satisfaction of the Director of Planning;
- (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]

4 Height

The maximum building height measured above the base surface is 21.4 m and the building must not extend beyond 7 storeys.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7948 or provides an explanatory note.*

- 5 Yards
 - 5.1 No front yard is permitted.
 - 5.2 No rear yard is permitted.
 - 5.3 No side yards are permitted.
- 6 Off-Street Parking and Loading
 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) parking for Hotel will be provided as per DD requirements of the Parking By-law.
 - (b) parking for uses other than Hotel will be provided as per HA requirements of the Parking By-law, and
 - (c) a maximum of 18 parking spaces may be waived in accordance with Payment-In-Lieu provisions of the Parking By-law.

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 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.

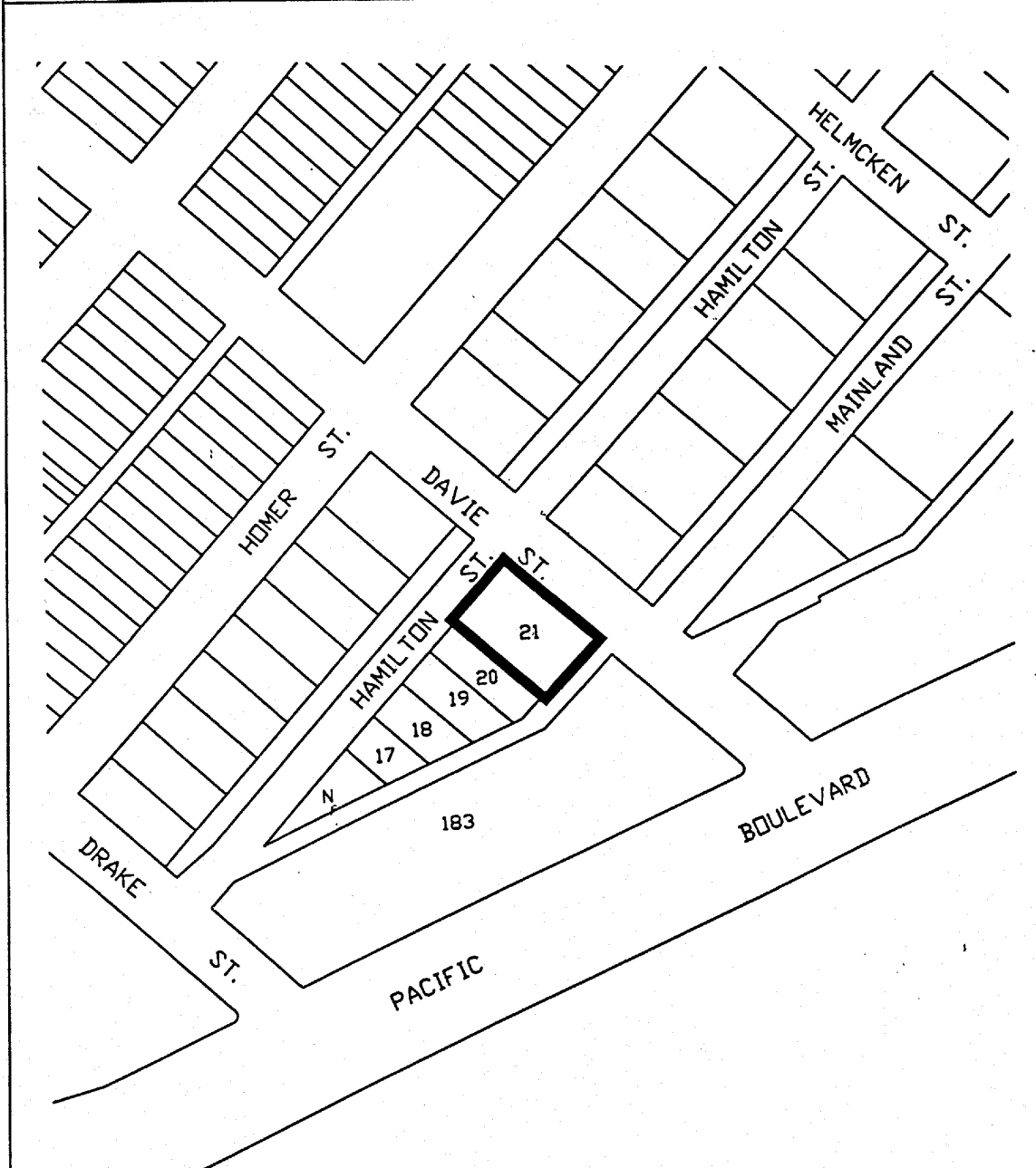
Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

8 *[Section 8 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. 7948 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



The property outlined in black (———), is rezoned:
From **HA-3** to **CD-1**

Z-484(a)

RZ - 1200 Hamilton Street

map:1 of 1
scale:1:2000



City of Vancouver