



City of Vancouver *Zoning and Development By-law*
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CD-1 (387)

6112-6138 Cambie Street

By-law No. 7995

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

Effective March 25, 1999

(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(387), 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) Multiple dwellings containing a maximum of 16 dwelling units; and
- (b) Accessory Uses customarily ancillary to the above use.

3 **Number of buildings on Site**

3.1 More than one principal building will be permitted on this site.

4 **Floor Space Ratio**

4.1 The floor space ratio must not exceed 1.0.

4.2 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.

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

- (a) open residential balconies or sundecks, open-sided porches, verandahs and entry gazebos, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing; [8030; 99 06 15]
- (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, 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, 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) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m; and
- (f) 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]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7995 or provides an explanatory note.*

- (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]

4.4 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;
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed; and
 - (iii) a minimum of two wall planes, being exterior glazed walls, shall extend a minimum of 0.6 m beyond at least one exterior wall of the building.

5 Height

The maximum building height measured above the base surface is 9.2 m and the building must not extend beyond 3 storeys, although the Director of Planning may relax the maximum building height by up to 10 percent for minor roof protrusions.

6 Setbacks

6.1 The minimum setback of a building is 3.6 m from the east property line for the first 15 m from West 45th Avenue and 6.1 m for the remainder.

6.2 The minimum setback of a building is 2.1 m from the south property line.

6.3 The minimum setback of a building is 6.1 m from the Cambie Street.

6.4 The minimum setback of a building is 4.6 m from the West 45th Avenue.

6.5 Bay windows, open-sided porches and verandahs, entry gazebos and parking structures/podiums may project into the required setbacks listed in Sections 6.1, 6.2, 6.3 and 6.4.
[8030; 99 06 15]

7 Off-Street Parking and Loading

7.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the RM-4 provisions of the Parking By-law.

7.2 The Director of Planning may relax, upon advice of the City Engineer, any provision of section 7.1 where it is determined that no adverse impacts will be created for surrounding sites.

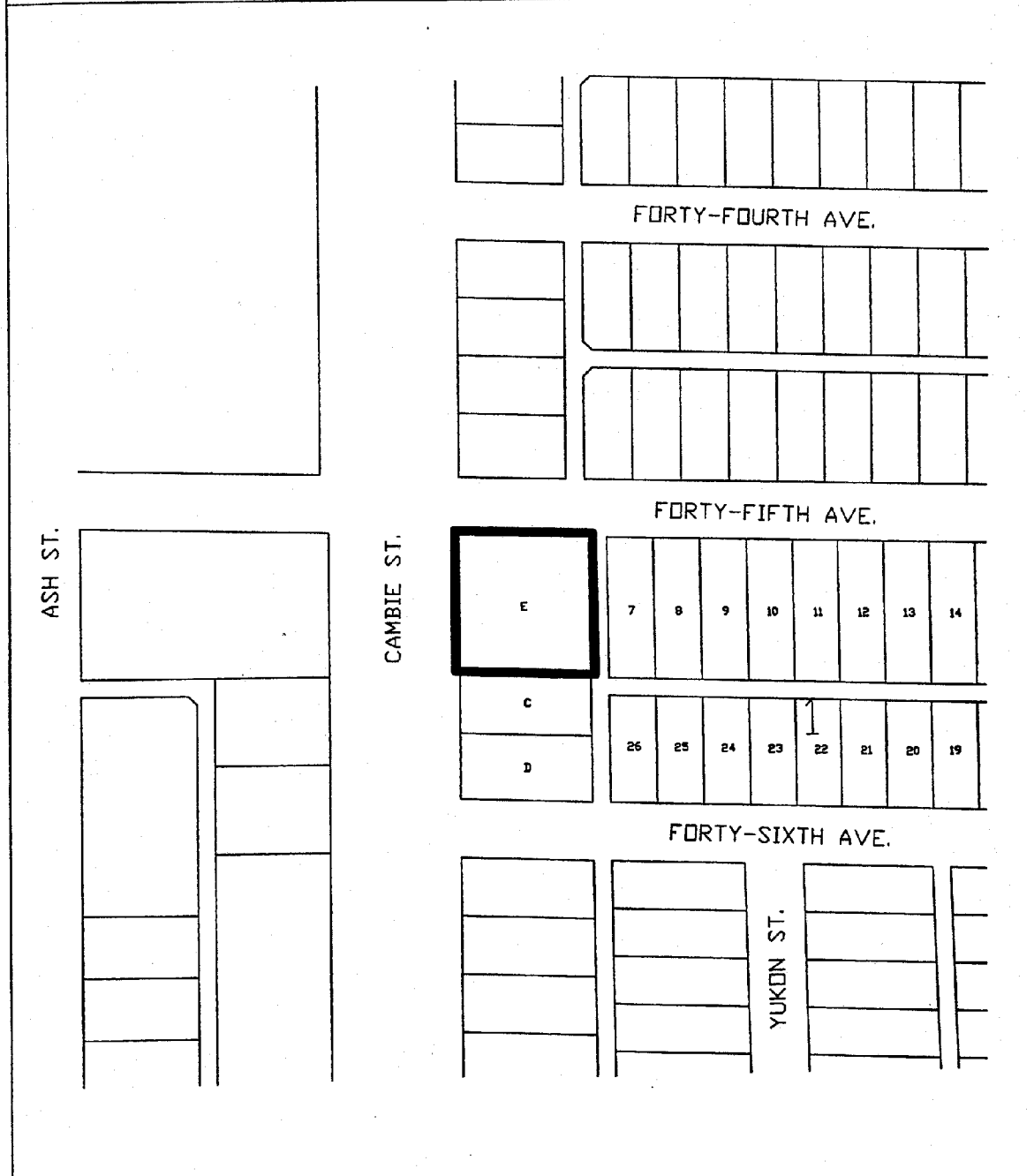
8 Acoustics

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 Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 9** *[Section 9 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.]*

By-law No. 7995 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-490(b)

RZ - 6112-6138 Cambie St.

map: 1 of 1
 scale: 1: 2000



City of Vancouver