



# **City of Vancouver** *Zoning and Development By-law*

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## **CD-1 (388)**

*6111 Cambie Street*

*By-law No. 8016*

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

**Effective April 13, 1999**

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

## **1 Application**

The provisions of this by-law apply to the area shown included within the heavy block outlined on Schedule “A”, which is attached to and forms part of this by-law, which area (although part of a larger area zoned CD-1 by By-law No. 3907) shall be more particularly described as CD-1 (388).

## **2 Uses**

The only uses permitted within the area outlined on Schedule “A”, 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) Institutional Use of a philanthropic or charitable character (including St. John Ambulance);
  - (c) Dwellings Units, to a maximum of 56 units, and
  - (d) Accessory Uses customarily ancillary to the above uses.
- [8031; 99 06 15] [8298; 01 02 20]

## **3 Floor Space Ratio**

**3.1** The floor space ratio for institutional uses shall not exceed 0.59 of which a maximum 0.35 shall be permitted above grade.

**3.2** The floor space ratio for residential uses shall not exceed 1.51.

**3.3** For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 4 371 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**3.4** 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.

**3.5** 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, 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;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8016 or provides an explanatory note.

- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> 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]
- (g) open-sided, glass-covered entries and connecting walkways; [8031; 99 06 15]
- (h) 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]

**3.6** 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) all residential balconies facing Cambie Street and West 45th Avenue may be enclosed;
  - (ii) the total area of all open and enclosed balcony (but not including those referred to in subclause (i)) or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than 50 percent of the excluded balcony floor area (but not including those referred to in subclause (i)) may be enclosed.
 [8031; 99 06 15]

**4 Height**

The maximum building height measured above the base surface is 23 m or 6 storeys on the easterly half of the site and 13.7 m or 4 storeys on the westerly half of the site.  
[8031; 99 06 15]

**5 Off-Street Parking and Loading**

**5.1** Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law.

**5.2** The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 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.

**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.

<b>Portions Of Dwelling Units</b>	<b>Noise Level (Decibels)</b>
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 certify the by-law number and date of enactment.]*



