

City of Vancouver *Zoning and Development By-law*

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CD-1 (389)

1742-1752 West 2nd Avenue

By-law No. 7996

(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(389), 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) Dwelling Units,
- (b) Office Uses,
- (c) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store and Vehicle Dealer,
- (d) Service Uses, provided that the Director of Planning is satisfied that the specific uses and designs are residentially compatible, but not including Animal Clinic, Auction Hall, Cabaret, Catering Establishment, Drive-through Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Production or Rehearsal Studio, Repair Shop - Class A, Repair Shop - Class B, Restaurant - Class 2, Restaurant - Drive-in, School - Arts and Self-improvement, School - Business, School - Vocational or Trade, and Sign Painting Shop,
- (e) Accessory Uses customarily ancillary to the above uses, provided that the accessory uses are not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

3 Floor Space Ratio

3.1 The total floor space ratio must not exceed 2.00, subject to the following:

- (a) the maximum floor space ratio for dwelling units is 1.00;
- (b) the maximum floor space ratio for office uses is 1.00;
- (c) the maximum floor space ratio for service uses is 1.00; and
- (d) the maximum floor area for retail uses is 1 000 m².

For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 661.57 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will 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 building.

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

- (a) open residential balconies or sundecks, and any other appurtenance 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;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7996 or provides an explanatory note.*

- (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 are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor space ratio computation; and
- (d) 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]
- (e) 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 13.7 m, and the building must not extend beyond 4 storeys.

5 Off-Street Parking and Loading

5.1 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) a minimum of 1.1 off-street parking spaces for every dwelling unit and one additional space for each 200 m² of gross floor area must be provided, except that no more than 2.2 spaces for every dwelling unit need be provided.

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

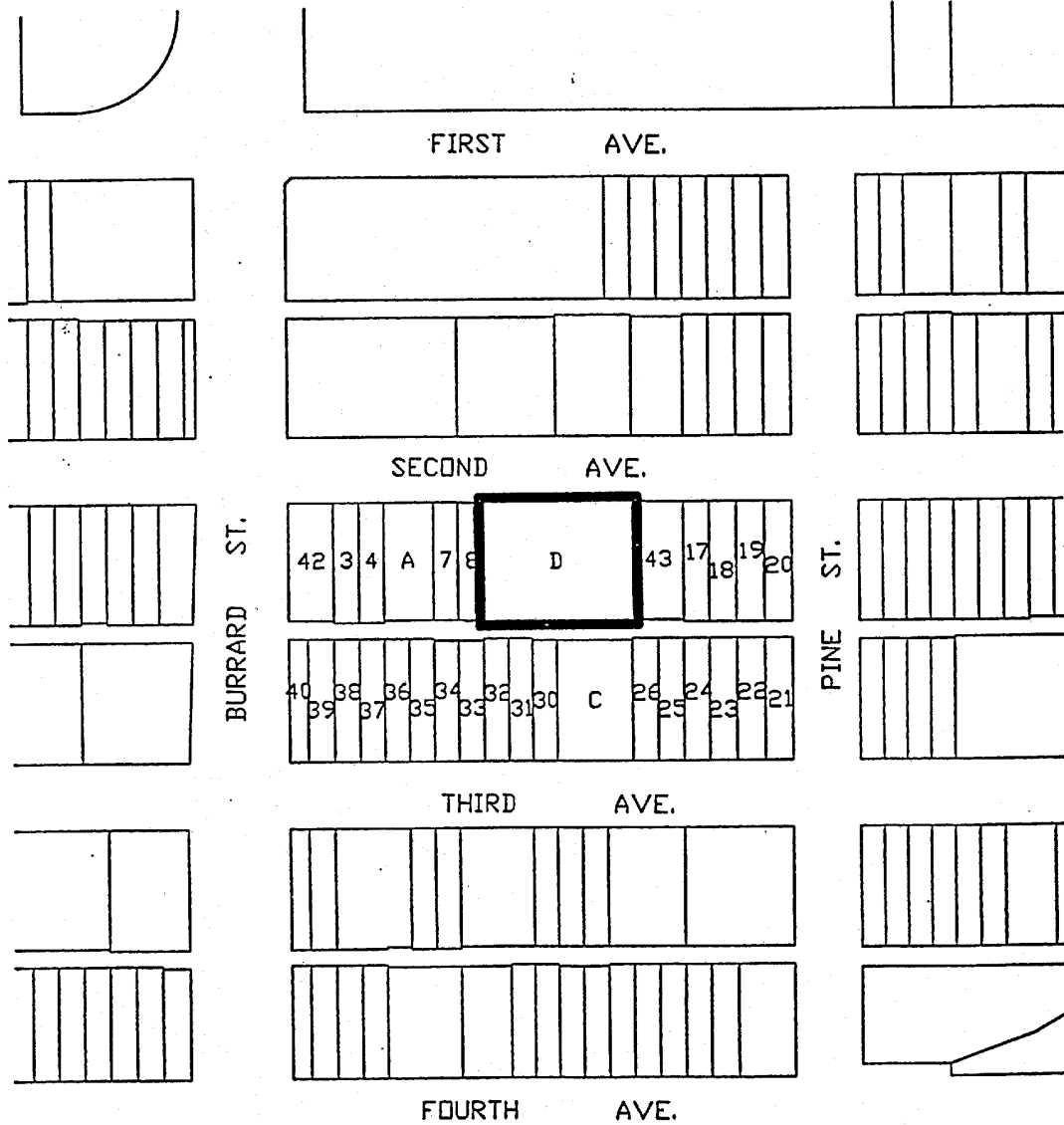
6 Acoustics

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.

Portions Of Dwelling Units	Noise Level (Decibels)
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.]*

By-law No. 7996 being a By-law to amend By-law No. 3575
 being the Zoning & Development By-law



The property outlined in black (**■**) is rezoned:
 From **IC-1** to **CD-1**

Z-488(c)

RZ 1742-1752 West 2nd Avenue

map:1 of 1
 scale:1:2000



City of Vancouver

