



City of Vancouver *Zoning and Development By-law*
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CD-1 (391)

6184 Ash Street

By-law No. 8044

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

Effective July 20, 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 black outline 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(391).

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) Cultural Centre, containing uses common to a Community Centre or Neighbourhood House,
- (c) Dwelling Units, to a maximum of 50 units, of which a minimum of 9 shall have direct exterior grade access, [8116; 99 11 02] [8298; 01 02 20]
- (d) Social Service Centre, and
- (e) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio for residential uses shall not exceed 1.20.

3.2 The floor space ratio for cultural centre uses shall not exceed 0.50.

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 2 994.78 m², 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:

- (c) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (d) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (e) 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;

- (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]
- (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. [8298; 01 02 20]

4 Height

- 4.1 The maximum building height measured above the base surface is 9.8 m on the southerly 9.1 m of the site and 12.8 m on the remainder of the site.
- 4.2 The Director of Planning may, provided he first considers applicable policies and guidelines adopted by Council, relax the height provisions of section 4.1 by up to 5 percent, where it is determined that the base surface is different from that shown in plans prepared by Nigel Baldwin Architects and stamped “Received, Planning Department, April 21, 1998”.

5 Setbacks

- 5.1 The minimum setback of a building is
 - (a) 2.1 m from south property line,
 - (b) 6.1 m from Ash Street for a distance of 36 m from the southerly property line, and
 - (c) 3.7 m from Ash Street for the remaining frontage.
- 5.2 The Director of Planning may relax the provisions of section 5.1, where he is satisfied that a reduced setback will improve the siting of a building and its relationship to surrounding development.

6 Off-Street Parking and Loading

- 6.1 Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that
 - (a) parking for residential uses must be provided in accordance with the RM-4 District standards of the Parking By-law, and
 - (b) parking for cultural and recreational uses must be provided at the rate of a minimum of one space for each 18.6 m² of floor area.
- 6.2 The Director of Planning, with the advice of the City Engineer, may grant a relaxation in the requirements of section 6.1 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.

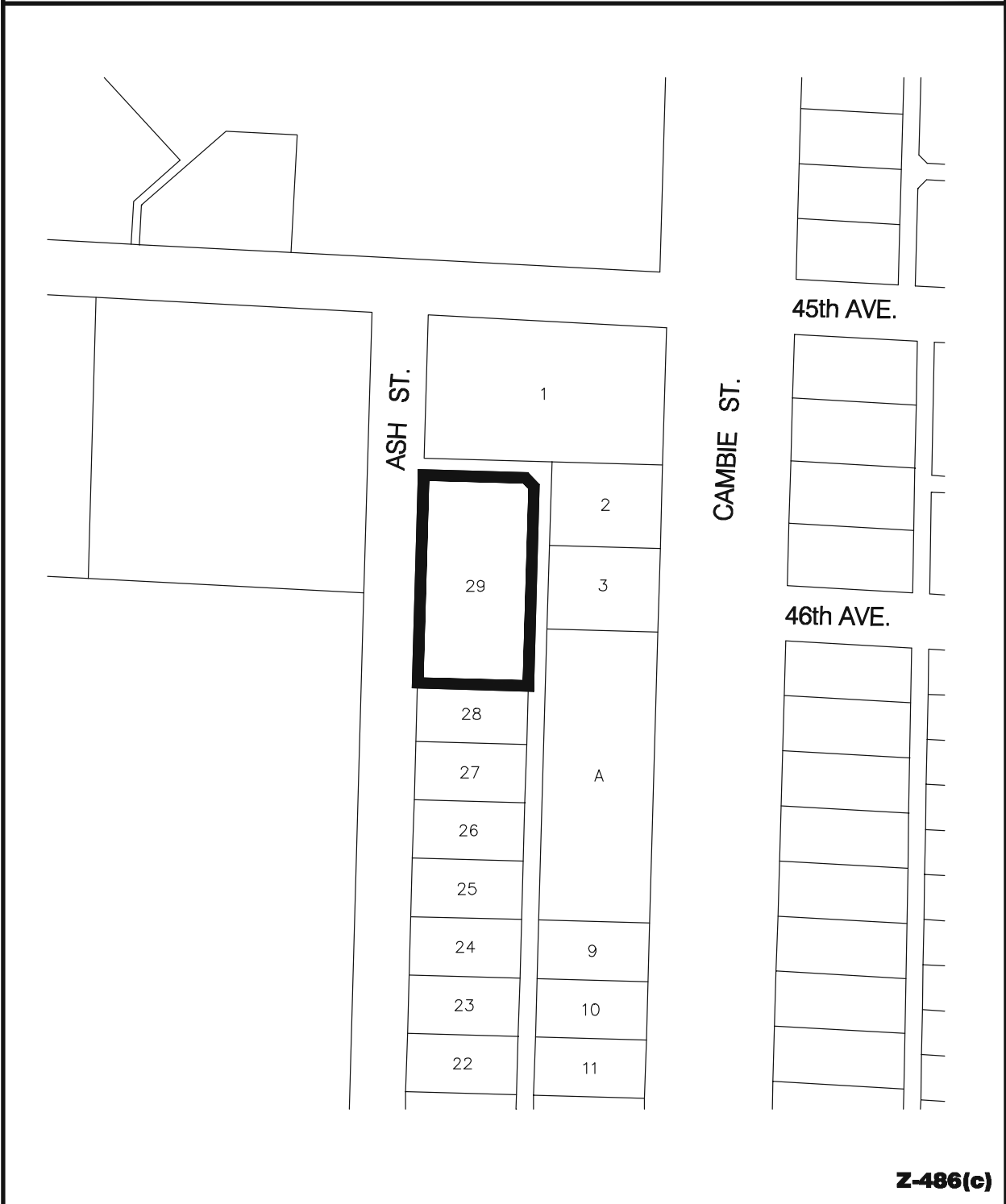
7 Acoustics

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

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.]*

By-law No. 8044 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law



Z-486(c)

RZ - 6184 Ash Street

map: 1 of 1

scale: 1:2000



City of Vancouver