



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

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## CD-1 (397)

### *306 East Cordova Street*

### *By-law No. 8088*

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

**Effective October 5, 1999**

*(Amended up to and including By-law No. 9674, dated June 24, 2008)*

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 (397), 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) Seniors Supportive or Assisted Housing;
- (b) Community Care Facility - Class B; [9674; 08 06 24]
- (c) Accessory Uses customarily ancillary to the above use. [8824; 04 04 06]

3 **Floor Space Ratio**

**3.1** The floor space ratio must not exceed 3.54. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and shall be deemed to be 1 854 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications. [8241; 00 07 35]

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

- (a) where floors are used for off-street parking and loading, 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 maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (b) residential balconies or other architectural features which in the opinion of the Development Permit Board contribute to the amenity or environment of the Downtown-Eastside/Oppenheimer District, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, and provided further that the total area of all exclusions does not exceed eight percent of the floor area being provided;
- (c) patios or roof gardens provided that any sunroofs or walls are approved by Director of Planning;
- (d) 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 height measured above the base surface is 18.5 m.

5 **Setback**

Where a building is located within a distance of 15.0 m of the east property line, a minimum of 4.0 m of its north facade must be set back from the north property line by a minimum of 4.5 m.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 8088 or provides an explanatory note.*

6 Acoustics

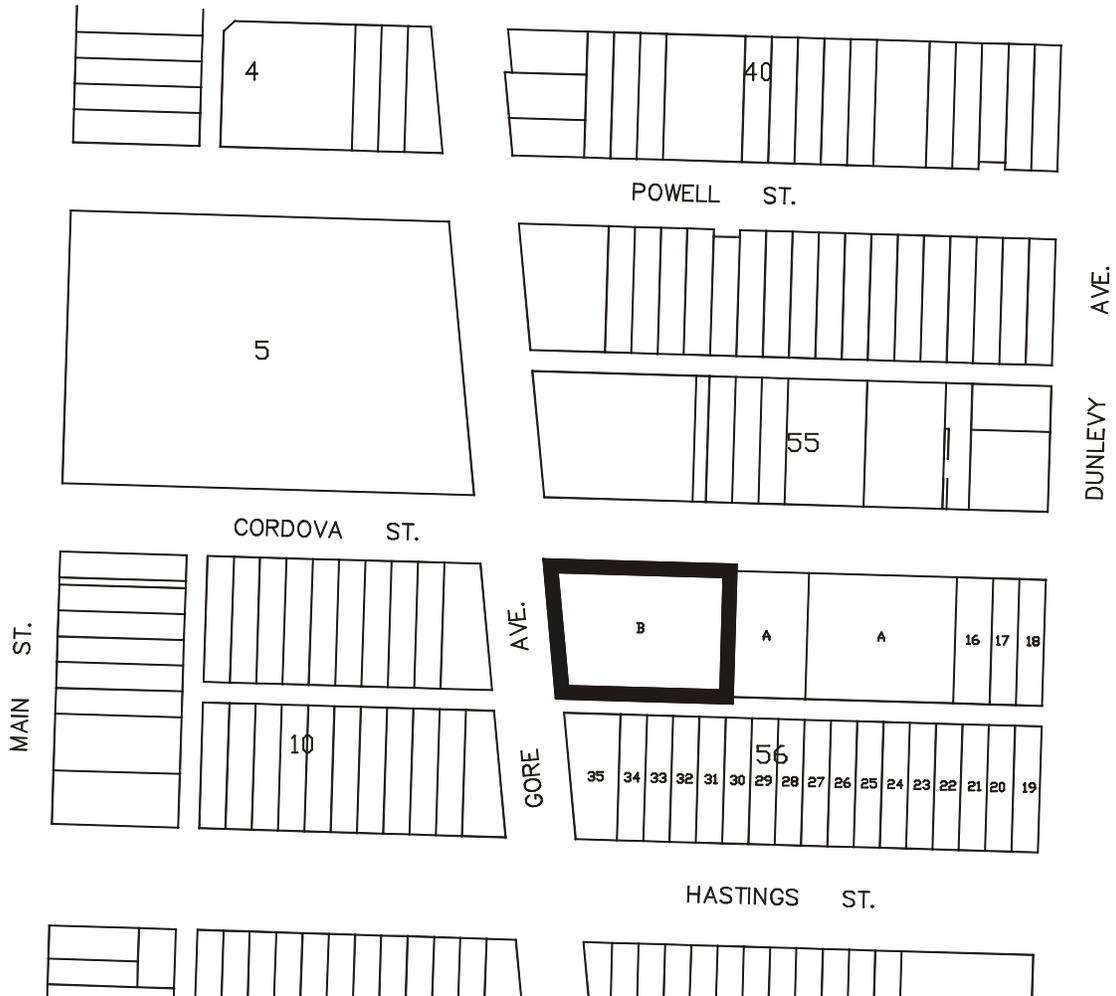
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level 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.

<b>Portions of dwelling units</b>	<b>Noise levels (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 signature to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8088 being a By-law to amend By-law No. 3575

being the Zoning & Development By-law



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

**Z-432 (a)**

**RZ - 306 E. Cordova Street**

map: 1 of 1  
scale: 1:2000



**City of Vancouver**