



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060

[planning@vancouver.ca](mailto:planning@vancouver.ca)

## **CD-1 (434)**

*2020 Harrison Drive*

*By-law No. 9111*

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

***Effective September 20, 2005***

*(Amended up to and including By-law No. 9130, dated October 20, 2005)*

**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**

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (434).

**2.2** Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (434) and the only uses for which the Director of Planning or Development Permit Board will issue permits are:

- (a) Dwelling Uses, limited to Seniors Supportive or Assisted Housing; and
- (b) Accessory Use customarily ancillary to any of the uses permitted by this section 2.2.

## **3 Density**

**3.1** The site size must not exceed 4 627.9 m<sup>2</sup>.

**3.2** The floor space ratio must not exceed 1.45.

**3.3** Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, 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-sectional areas and included in the measurements for each floor at which they are located.

[9130; 05 10 20]

**3.4** Computation of floor space ratio must exclude:

- (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 or roof gardens only if 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 are at or below the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, not to exceed 10% of the total permitted floor area;
- (e) areas of undeveloped floors located:
  - (i) above the highest 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 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; and

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9111 or provides an explanatory note.*

- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

[9130; 05 10 20]

**4 Building Height**

The maximum building height is a datum elevation of 50.15 m based upon current City of Vancouver datum, except that the height above Harrison Drive elevation must not exceed 2 storeys.

**5 Parking and loading, and bicycle storage**

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

**6 Acoustics**

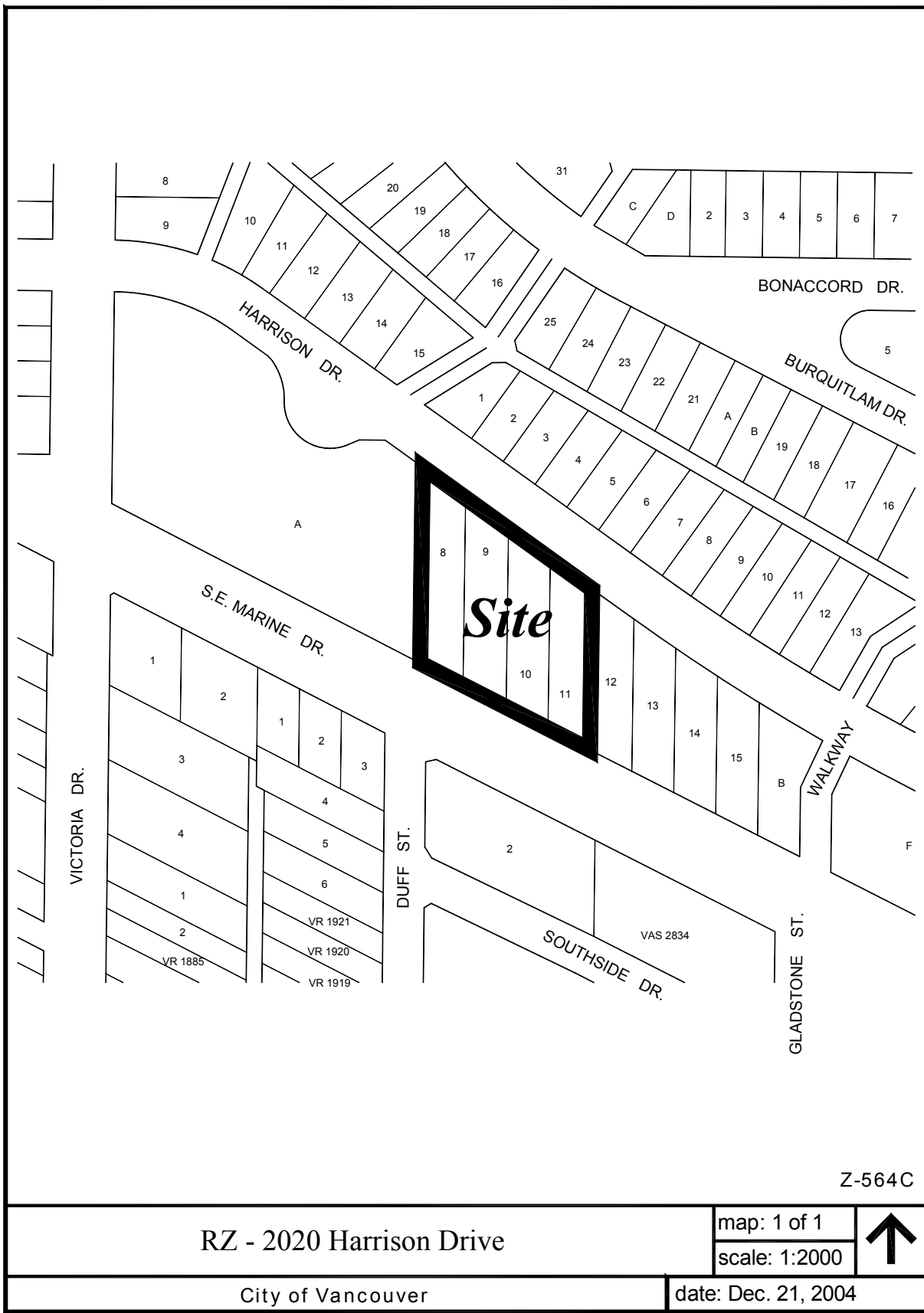
All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level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

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

- 8** *[Section 8 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.]*



RZ - 2020 Harrison Drive

map: 1 of 1

scale: 1:2000



City of Vancouver

date: Dec. 21, 2004

