



City of Vancouver *Zoning and Development By-law*

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CD-1 (447)

6650 Arbutus Street

By-law No. 9200

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

Effective November 23, 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 **Definitions**
In this By-law:

“tandem parking stall” means a parking stall containing two parking spaces where one is behind the other such that only one of the parking spaces has unobstructed access to the manoeuvring aisle.

3 **Uses**

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (447).

3.2 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 (447) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwellings containing no more than 28 dwelling units in aggregate on the site; and
- (b) Accessory Use customarily ancillary to any of the uses permitted by this section 3.2.

4 **Density**

4.1 The floor space ratio must not exceed 0.83.

4.2 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, 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, measured by their gross-sectional areas and included in the measurements for each floor at which they are located.

4.3 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 and 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 or 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:
 - (i) at or below the base surface, except that the exclusion for a single parking space must not exceed 7.3 m in length, and for a tandem parking stall must not exceed 14.6 m in length, and
 - (ii) above the base surface and where developed as off-street parking, the exclusion for a single parking space must not exceed 7.3 m in length, and for a tandem parking stall must not exceed 14.6 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
- (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, except that this clause does not apply to walls in existence prior to March 14, 2000.

5 Building height

5.1 The building height must not exceed 10.7 m measured above the base surface.

5.2 Calculation of building height must be from existing grades, except that in the southwest corner of the site calculation of building height must be from a surveyed point located 6.3 m from the south property line and 5.9 m from the west property line.

6 Setback

The setback of each building must be at least:

- (a) 2.8 m from the east property line;
- (b) 4.6 m from the south property line; and
- (c) 4.1 m from Arbutus Street.

7 Parking, 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, except that:

- (a) there must be at least 1.1 parking space for each dwelling unit, and one additional parking space for each 200 metres of gross floor area; and
- (b) if a maximum of 25% of the vehicles parked on the site do not have unobstructed access, the Director of Planning, in consultation with the General Manager of Engineering Services, may allow tandem parking stalls, each of which is to count as two parking spaces.

8 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.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 9 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.
- 10 *[Section 10 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.]*

