



# **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 (476)

### *3238 Granville Street and 1402 McRae Avenue* **By-law No. 9766**

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

**Effective November 25, 2008**

*(Amended up to and including By-law No. 9888, dated June 16, 2009)*

## 1 Zoning District Plan amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-597(b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

## 2 Uses

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (476).

**2.2** Subject to approval by Council 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 (476) 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 Dwelling; and
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

## 3 Density

**3.1** Computation of floor area must assume that the site consists of 5 237 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

**3.2** The number of dwelling units on the site must not exceed 16.

**3.3** The gross floor area must not exceed 3 328 m<sup>2</sup>.

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

- (a) all floors, including earthen floor, 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 cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) floors, at or below grade, used for off-street parking and loading or bicycle storage;
- (d) areas of undeveloped floors located:
  - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch,
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
  - (iii) under covered verandas or porches as described in subsection (f), and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9766 or provides an explanatory note.

- (f) covered verandas or porches if:
  - (i) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
  - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area; and
- (g) above grade storage that does not exceed 3.7 m<sup>2</sup> for each dwelling unit;
- (h) below grade mechanical space, except that any mechanical space directly accessed from within a dwelling unit must not exceed 11.6 m<sup>2</sup> for each dwelling unit; and [9888; 09 06 16]
- (i) 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 subsection (i) does not apply to walls in existence before March 14, 2000.

## 4 Building height

**4.1** The height of the building that consists of 11 dwelling units must not exceed 10.66 m measured from existing grade or two storeys except that the:

- (a) eastern most dwelling unit may be three storeys; and
- (b) the Director of Planning or Development Permit Board may permit an increase in the height of any dwelling unit to no more than 11.27 m in locations necessary to accommodate grade changes.

**4.2** The height of the building that consists of five dwelling units must not exceed the geodetic elevation of 82.9 m.

## 5 Setbacks

The setback of each building must be at least:

- (a) 9 m from each of the north and west property lines, except that the Director of Planning or Development Permit Board may permit a reduction for limited portions along the north property line to not less than 6.7 m;
- (b) 4.5 m from the east property line;
- (c) 10.7 m from the south property line, except as set out in subsections (d) and (e);
- (d) for the portion of building consisting of 11 dwelling units that is within 21 m of the west property line, 4.5 m from the south property line; and
- (e) for the portion of the building consisting of five dwelling units that is within 21 m of the east property line, 4.5 m from the south property line;

as depicted in Schedule B.

## 6 Site Coverage

**6.1** The area of impermeable materials, including building coverage, must not exceed 35% of the site area, except that the Director of Planning may increase such coverage if the development provides underground parking.

**6.2** Impermeable materials include asphalt, concrete, brick, stone, wood, and the projected areas of the outside of the outermost walls of all buildings including carports, covered porches, and entries but do not include gravel, river rock less than 5 cm in size, wood chips, bark mulch, permeable pavers, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material such as plastic sheeting that would impede the movement of water directly to the soil below.

7 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law, except that there must be at least 1.5 parking spaces for each dwelling unit.

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.

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

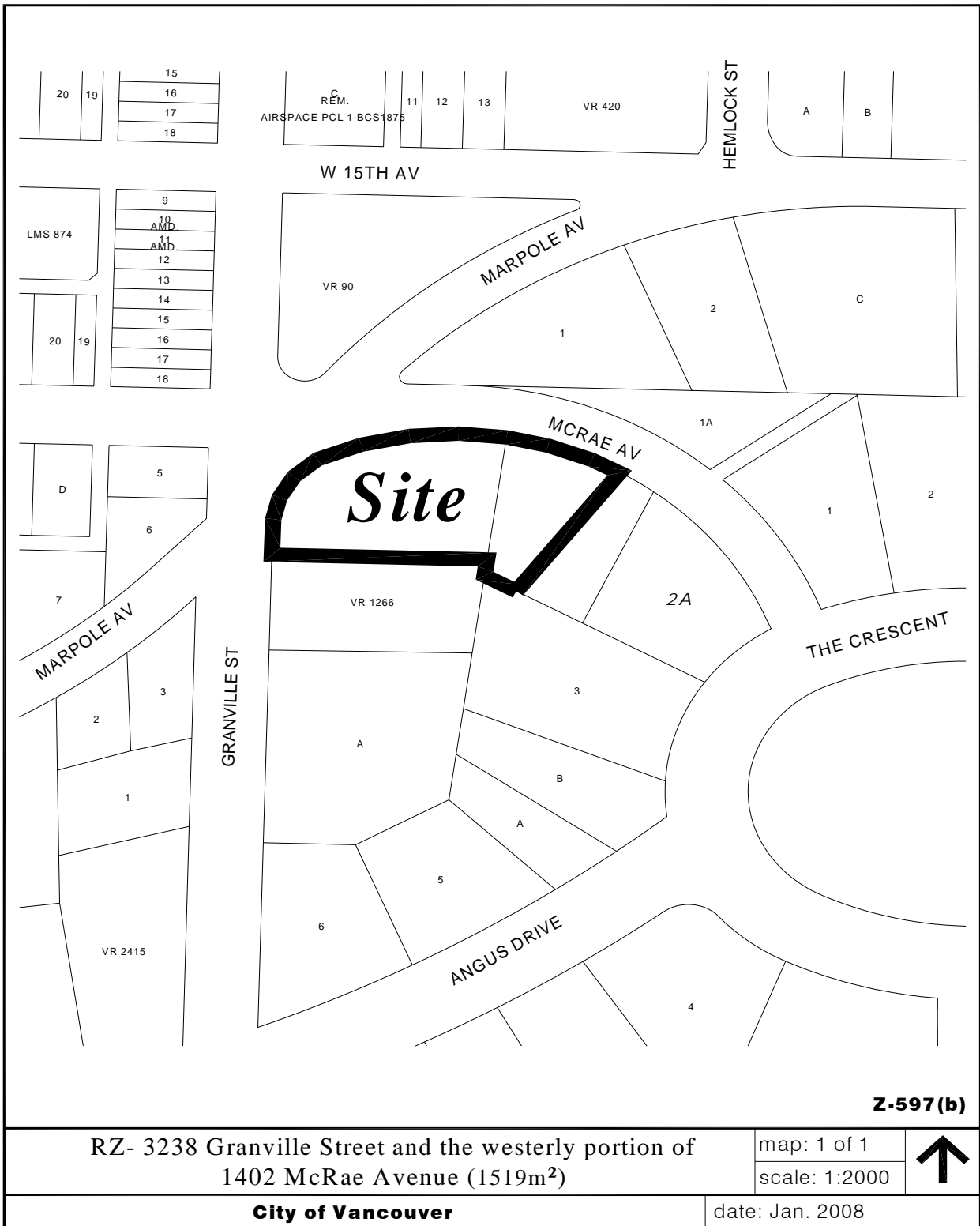
9 Severability

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

10 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 25th day of November, 2008.



**Z-597(b)**

**RZ- 3238 Granville Street and the westerly portion of  
1402 McRae Avenue (1519m<sup>2</sup>)**

map: 1 of 1  
scale: 1:2000



**City of Vancouver**

date: Jan. 2008

