



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## **CD-1 (524)**

*1880 Renfrew Street (Renfrew Care Centre)*

*By-law No. 10431*

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

***Effective February 28, 2012***

## **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-638 (a) 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 (524).
- 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(524), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Institutional Uses, limited to Community Care Facility – Class B; and
  - (b) Accessory uses customarily ancillary to the above use.

## **3 Density**

- 3.1 Computation of floor area must assume that the site consists of 1 506.3 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 Floor space ratio for all uses must not exceed 3.55.
- 3.3 Computation of floor space ratio must include:
- (a) all floors of all buildings, including earthen floors, both above and below ground level, measured to the extreme outer limits of the buildings; 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.
- 3.4 Computation of floor space ratio must exclude:
- (a) open residential balconies, sundecks or porches, 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 such exclusions must not exceed 8 percent of the residential floor area;
  - (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 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:
    - (i) at or below base surface, or
    - (ii) above base surface, developed as off-street parking, and located in an accessory building in the rear yard,except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, including recreation facilities, and meeting room, except that the total area excluded must not exceed 10 percent of permitted floor space; and
  - (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.
- 3.5 The use of floor space excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

## 4 Building height

The building height, measured above base surface, must not exceed 11.3 m, except that the building height at the front of the site must not exceed 14.7 m to a depth of 12.0 m.

## 5 Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 The location of each such exterior window must allow a plane or planes extending from the window, and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 5.3 Measurement of the plane or planes, referred to in section 5.2, must be horizontally from the centre of the bottom of each window.
- 5.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- 5.5 An obstruction referred to in section 5.2 means:
- (a) any part of the same building, including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 (524).
- 5.6 A habitable room referred to in section 5.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen, whose floor area is the lesser of:
    - (i) 10% or less, of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

## 6 Parking, loading, and bicycle spaces

Any development or use of the site requires the provision and maintenance of off-street parking spaces, loading spaces, and bicycle spaces, in accordance with the Parking By-law, except that scooter parking may be substituted for bicycle parking, at a rate to be determined by the Director of Planning in consultation with the General Manager of Engineering Services.

## 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 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

## 8 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.

**9 Force and effect**

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

ENACTED by Council this 28th day of February, 2012.



The property outlined in black (  ) is rezoned:  
 From **C-2C1** to **CD-1**

**Z-638 (a)**

RZ - 1880 Renfrew Street

map: 1 of 1  
 scale: NTS



**City of Vancouver**

date: 2011-08-08