



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (535)

### *8018 - 8150 Cambie Street*

### *By-law No. 10547*

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

***Effective July 24, 2012***

*(Amended up to and including By-law No. 12084, dated May 1, 2018)*

## 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-643 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

## 2 Definitions

The definitions in the Zoning & Development By-law apply to this By-law except that:

“Geodetic Datum” means the current vertical reference surface adopted and used by the City of Vancouver.

## 3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (535).

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

- (a) Cultural and Recreational Uses, limited to Artist Studio, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, Park or Playground, and Theatre;
- (b) Dwelling Uses;
- (c) Institutional Uses;
- (d) Live-Work Use, except that such use is only permitted at grade;
- (e) Office Uses;
- (f) Retail Uses, limited to Farmers’ Market, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Retail Store, Secondhand Store, and Small-scale Pharmacy; [12084; 18 05 01]
- (g) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Repair Shop - Class B, and Restaurant; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

## 4 Conditions of Use

4.1 Dwelling units are in an “intermediate zone” as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

4.2 Dwelling units must be at least 37 m<sup>2</sup>, measured from the inside of the outer walls of the dwelling unit, except that the Director of Planning may permit a floor area of no less than 29.7 m<sup>2</sup> for dwelling units located in the first seven storeys of a building.

4.3 The design and lay-out of at least 25 percent of the dwelling units must:

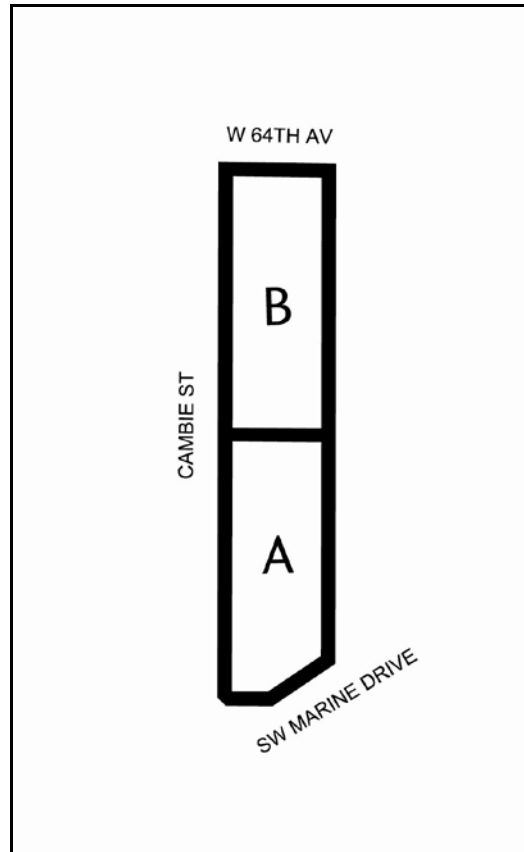
- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

4.4 Live-Work uses are only permitted at grade.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 10547 or provides an explanatory note.

- 4.5 Any development permit issued for Live-Work uses must stipulate as permitted uses:
- (a) Dwelling Units;
  - (b) General Office, Healthcare Office, Barber Shop or Beauty Salon, Photofinishing or Photography Studio, or Artist Studio-Class A; and
  - (c) Dwelling Unit combined with any uses set out in subsection (b).
- 4.6 All commercial uses permitted by this By-law must be carried on wholly within a completely enclosed building except for:
- (a) Farmers' Market;
  - (b) Restaurant;
  - (c) Neighbourhood Public House; and
  - (d) display of plants, flowers, fruit and vegetables in conjunction with a permitted use.
- 5 Density
- 5.1 Computation of floor area must assume that the site consists of 6 507 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.
- 5.2 The floor area for all uses must not exceed 37 775 m<sup>2</sup>.
- 5.3 Computation of floor space ratio must include all floors of all buildings, 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 buildings.
- 5.4 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:
    - (i) the total area of all such exclusions must not exceed 12 percent of the residential floor area; and
    - (ii) no enclosure of balconies is permissible for the life of the building.
  - (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 at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) 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> for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 5.5 Computation of floor space ratio may exclude, at the discretion of the Director of Planning or the Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20 percent of permitted floor area or 929 m<sup>2</sup>; and
  - (b) up to 220 m<sup>2</sup> for each residential unit combined with and forming an integral part of an Artist Studio.
- 5.6 The use of floor space excluded under section 5.4 or 5.5 must not include any purpose other than that which justified the exclusion.
- 6 Sub-areas
- The site is to consist of 2 sub-areas approximately as illustrated in Figure 1, solely for the purpose of height calculation.

Figure 1 – Sub-Areas



7 Building height

7.1 Building height on the site must be measured in metres referenced to Geodetic Datum.

7.2 Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out on the table below.

Sub-area	Maximum building height
A	100.90 m
B	85.65 m

7.3 The Director of Planning may permit a greater height than otherwise permitted by section 7.2, to a maximum additional height of 7.6 m, for:

- (a) mechanical appurtenances such as elevator machine rooms;
- (b) access and infrastructure required to maintain green roofs, urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines;
- (c) decorative roof and enclosure treatments which, in the opinion of the Director of Planning, enhance the appearance of the building and integrate mechanical appurtenances; and
- (d) similar items,

if the Director of Planning first considers:

- (i) their location and size in relation to views, overlook, shadowing and noise impacts, and
- (ii) all applicable Council policies and guidelines.

## 8 Horizontal Angle of Daylight

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 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.

8.3 Measurement of the plane or planes, referred to in section 8.2, must be horizontally from the centre of the bottom of each window.

8.4 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.

8.5 An obstruction referred to in section 8.2 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 (535).

8.6 A habitable room referred to in section 8.1 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>.

## 9 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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

## 10 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.

11 Force and effect

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

ENACTED by Council this 24<sup>th</sup> day of July, 2012.



The properties outlined in black (  ) are rezoned:  
 From **C-1/RT-1** to **CD-1**

**Z-643 (a)**

RZ - 8018-8150 Cambie Street	map: 1 of 1	
	scale: NTS	
<b>City of Vancouver</b>	date: 2012-03-09	