



City of Vancouver *Zoning and Development By-law*

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CD-1 (545)

*5515 - 5665 Boundary Road
5448 - 5666 Ormidale Street and
3690 Vanness Avenue*

By-law No. 10676

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

Effective April 9, 2013

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-640 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Definitions

In this By-law:

“Entry Alcoves” mean covered exterior spaces enclosed with vertical walls on three sides and adjacent to an entryway.

3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD 1 (545).

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 (545) 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 Community Centre or Neighbourhood House;
- (b) Dwelling Uses, limited to Multiple Dwelling;
- (c) Institutional Uses, limited to Social Service Centre;
- (d) Retail Uses, limited to Retail Store;
- (e) Service Uses, limited to Restaurant - Class 1 and School - Arts or Self-Improvement; and
- (f) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

4 Conditions of use

4.1 The design and lay-out of at least 25% 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”.

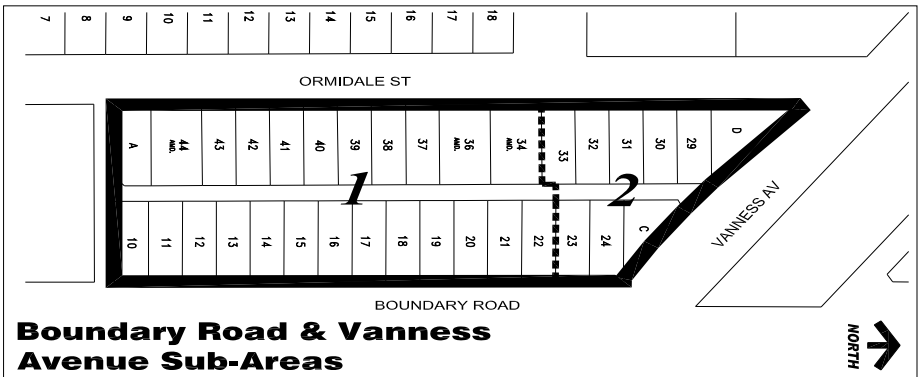
4.2 All commercial uses must be carried on wholly within an enclosed building except for:

- (a) Restaurant – Class 1; and
- (b) display of flowers, plants, fruits and vegetables.

5 Sub-areas

5.1 The site is to consist of two sub-areas as illustrated in Figure 1.

Figure 1



6 Density

- 6.1 Computation of floor area must assume that the site consists of 12 408 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 6.2 The floor area for all uses combined must not exceed 5.50, except that retail and restaurant - class 1 uses combined must not exceed a total floor area of 372 m².
- 6.3 Computation of floor space ratio must include:
- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
 - (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; and
 - (c) in the case of dwelling uses, if the distance from a floor to the floor above or, in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height, except for additional amounts that represent undeveloped floor areas beneath roof elements, which the Director of Planning considers to be for decorative purposes, and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.
- 6.4 Computation of floor space ratio must exclude:
- (a) open residential balconies or sundecks, entry alcoves 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 residential floor area being provided;
 - (b) patios and roof gardens, 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 maximum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) undeveloped floor area located above the highest storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
 - (e) 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 is to be no exclusion for any of the residential storage space above base surface for that unit;
 - (f) amenity areas including recreation facilities, and meeting rooms, except that the total area excluded must not exceed 985 m² in sub-area 1, and 500 m² in sub-area 2; and
 - (g) floor area used for a social service centre, neighbourhood house, or school - arts or self-improvement, except that the total area so excluded must not exceed 2140 m² in sub-area 1, and 953 m² in sub-area 2.
- 6.5 Computation of floor space ratio in each sub-area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) enclosed residential balconies, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions, must not exceed 8% of the residential floor area being provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;

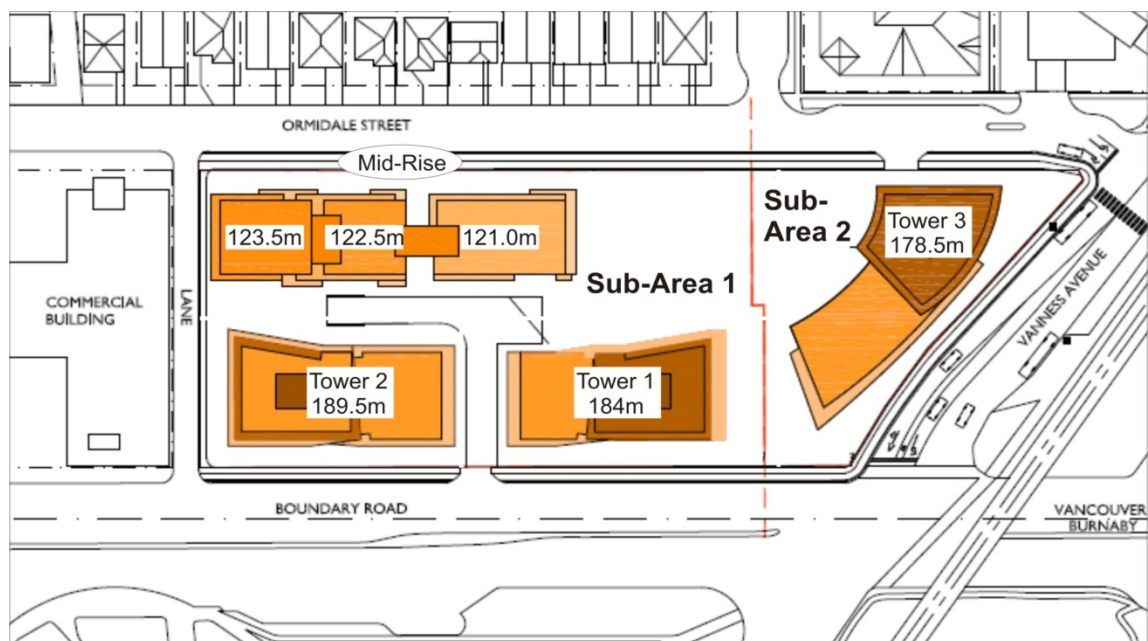
- (b) unenclosed outdoor areas at grade level, underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board, first considers all applicable policies and guidelines adopted by Council, and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided;
- (c) despite section 6.3(c), open to below spaces or double height volumes on the second storey units, if the location of the first floor is within 2 m of grade to a maximum of 15% of the floor area of the first floor of that unit;
- (e) passive design features, such as horizontal and vertical extensions, that contribute to solar control and improve energy performance; and
- (f) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and, despite section 6.3(b), those portions of stairways and elevator enclosures, which are at the roof level providing access to garden areas.

6.6 The use of floor space excluded under section 6.4 or 6.5 must not include any purpose other than that which justified the exclusion.

7 Building height

The building height, measured above base surface and to the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the geodetic elevations illustrated in Figure 2 below.

Figure 2



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 (545).
- 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) less than 10% of the total floor area of the dwelling unit, or
 - (ii) less than 9.3 m².

9 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 the minimum required parking must be 10% lower than the minimum parking requirements in the Parking By-law on November 1, 2011.

10 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

11 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.

12 Force and effect

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

ENACTED by Council this 9th day of April, 2013.



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

Z-640 (a)

RZ - 5515-5665 Boundary Rd. , 5448-5666 Ormidale St. & 3690 Vanness Ave.

map: 1 of 1
 scale: NTS



City of Vancouver

date: 2011-10-12