



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (714)

*3681 Victoria Drive and
1915 Stainsbury Avenue*

[By-law No. 12298](#)

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

Effective October 30, 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-728 (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 (714).

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 (714), 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 - Class A and Arts and Culture Indoor Event;
- (b) Dwelling Uses, limited to Dwelling Unit, Multiple Dwelling, and Residential Unit associated with and forming an integral part of an Artist Studio; and
- (c) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Conditions of use

3.1 Dwelling units are in an “activity zone” as defined by the Noise Control By-law and, as a result, are subject to noise from surrounding land uses and street activities at levels permitted in industrial and downtown districts.

3.2 The design and layout of at least 35% 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 Floor area and density

4.1 The maximum floor area for all uses must not exceed 10,600 m².

4.2 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.3 Computation of floor area 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, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.4 The use of floor area excluded under section 4.3 must not include any use other than that which justified the exclusion.
- 5 Building height
Building height, measured from base surface, must not exceed 19.6 m.
- 6 Horizontal angle of daylight
- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 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.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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 the unobstructed view is not less than 3.7 m;
- 6.5 An obstruction referred to in section 6.2 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 (714).
- 6.6 A habitable room referred to in section 6.1 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 m².
- 7 Acoustics
A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

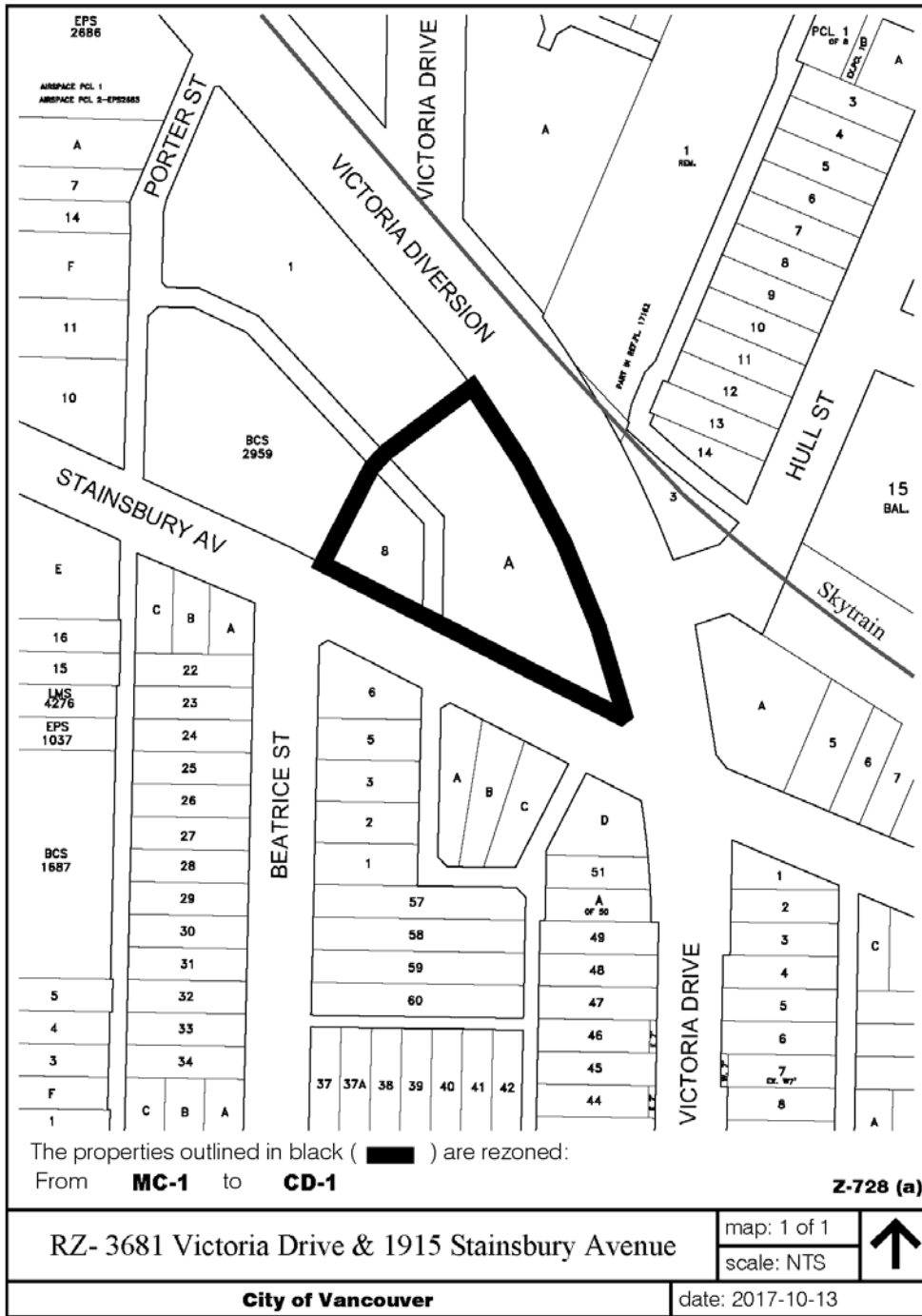
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

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 30th day of October, 2018

Schedule A



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

Z-728 (a)

RZ- 3681 Victoria Drive & 1915 Stainsbury Avenue

map: 1 of 1
scale: NTS



City of Vancouver

date: 2017-10-13

CD-1 (714)
Back-up Notes Summary Page
3681 Victoria Drive and 1915 Stainsbury Avenue

Public Hearing – November 14, 2017 - Item 3 – [Agenda](#) | [Minutes](#)

Summary – Rezone from MC-1 (Industrial) District to permit the development of two six-storey residential buildings with a total of 153 secured market rental residential units, including artist live-work studios, at a height of 19.6 m (64.3 ft.) and a floor space ratio (FSR) of 2.57.

By-law enacted on July 10, 2018 – [By-law No. 12161](#) (Housing Agreement)

By-law enacted on October 30, 2018 – [By-law No. 12298](#) (Zoning and Development)

By-laws enacted on November 13, 2018 – [By-law No. 12308](#) (Noise Control), [By-law No. 12309](#) (Sign)