



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (724)

### *6 West 17th Avenue (Turner Dairy)*

### [By-law No. 12364](#)

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

***Effective February 12, 2019***

*Amended up to and including:*

[By-law No. 12414](#), dated April 23, 2019

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-732 (c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the 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 (724).

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 (724), 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 Conversion Dwelling, Multiple Dwelling, and Infill One-Family Dwelling; and [12414; 2019 04 23]
- (b) Accessory Uses customarily ancillary to the uses permitted in this section.

3 Conditions of use

3.1 The design and lay-out of at least 35% of the dwelling units must:

- (a) be suitable for family housing
- (b) include two or more bedrooms, of which:
  - (i) at least 25% of the total dwelling units must be two-bedroom units, and
  - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
- (c) comply with Council’s “High-Density Housing for Families with Children Guidelines”.

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site area is 1,106.7 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 1.56.

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

4.4 Computation of floor area must exclude:

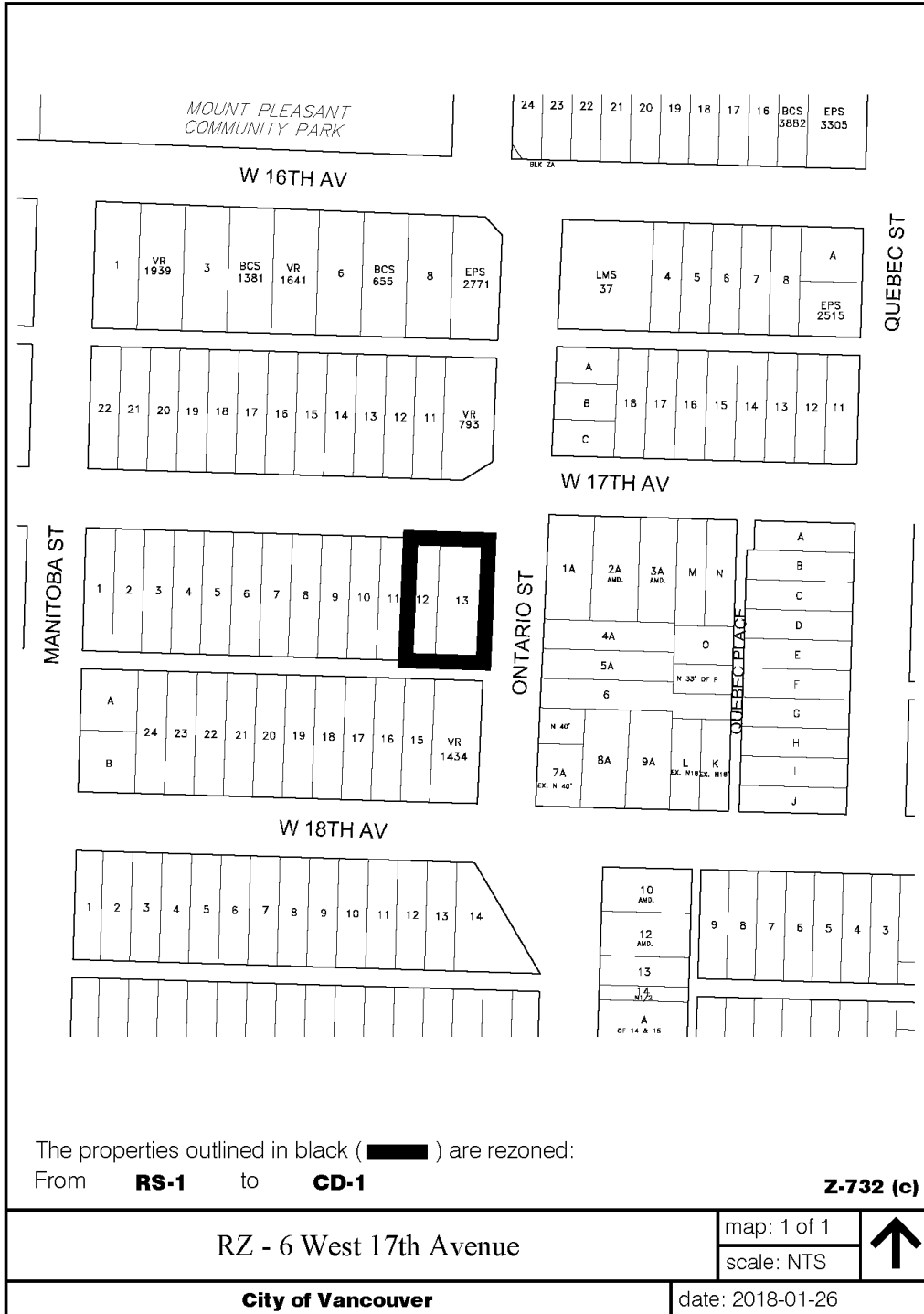
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
  - (ii) the balconies must 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;

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 12364 or provides an explanatory note.

- (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 maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under section 4.4 and 4.5 must not include any use other than that which justified the exclusion.
- 5 Building height  
Building height, measured from base surface, must not exceed 10.7 m.
- 6 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.
- 7 Force and effect  
This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 12<sup>th</sup> day of February, 2019

**Schedule A**



**CD-1 (724)**  
**Back-up Notes Summary Page**  
**6 West 17th Avenue (Turner Dairy)**

Public Hearing – *February 20, 2018* - Item 4 – [Agenda](#) | [Minutes](#)

Summary – Rezone from RS-7 (One-Family Dwelling) District to permit the adaptive reuse of the existing three-storey building, including heritage restoration and designation and 13 market residential units, at a height of 10.7 m (35 ft.) and a floor space ratio (FSR) of 1.56.

By-law enacted on *July 10, 2018* – [By-law No. 12162](#) (Heritage Designation)

By-law enacted on *February 12, 2019* – [By-law No. 12364](#) (Zoning and Development)

Public Hearing – *April 2, 2019* - Item 1 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (724) to allow Multiple Conversion Dwelling and Infill One-Family Dwelling uses that were inadvertently omitted at the time of the original rezoning.

By-law enacted on *April 23, 2019* – [By-law No. 12414](#) (Zoning and Development)