

City of Vancouver *Zoning and Development By-law*

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CD-1 (13B)

6475 Elliott Street and 2550 Waverley Avenue **By-law No. 3914**

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

Effective April 25, 1961

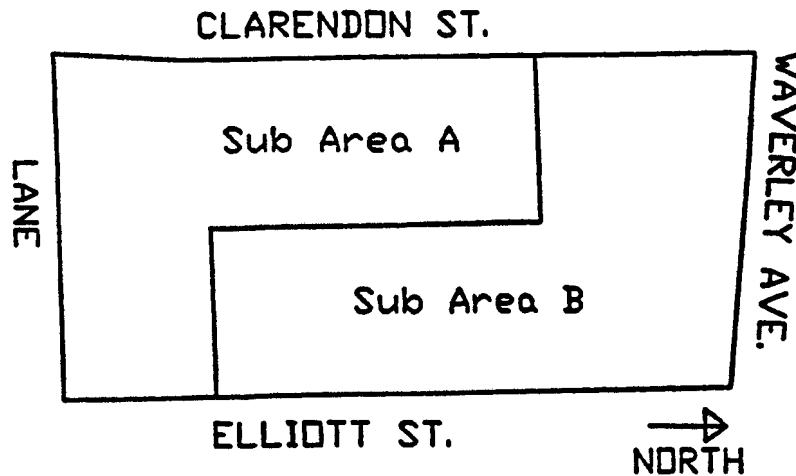
(Amended up to and including By-law No. 8938, dated October 21, 2004)

1 The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 3914 and shown outlined in black and identified by the legend "File Number RZ.E.15" on a plan forming part of a series of plans all marginally numbered Z-66-A and attached to that By-law (a copy of which individual plan is attached to this By-law, for reference purposes only, as Schedule A), which area shall be more particularly described as CD-1(13-B). [8035; 01 02 20]

2 Uses

The only uses permitted within the area referred to in section 1, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are

- (a) Seniors Supportive or Assisted Housing, and [8107; 99 10 19] [8824; 04 04 06]
- (b) Accessory Uses customarily ancillary to the above uses.
[8911; 04 07 22]



3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.53 in sub-area A or 1.35 in sub-area B. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 11 073 m², being the site size at the time of application, prior to any dedications. [8107; 99 10 19] [8911; 04 07 22] [8938; 04 10 21]

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; 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.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3914 or provides an explanatory note.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, 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 the base surface, provided that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) 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 1.2m;
- (e) garbage and recycling storage areas at or below base surface; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8107; 99 10 19] [8760; 03 12 09]
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

3.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area is enclosed; and
- (b) amenity areas accessory to dwelling use, including recreation facilities and meeting rooms, to a maximum of 10 percent of the residential floor area being provided. [8107; 99 10 14]

4 Height

4.1 In sub-area A the maximum height of a building measured above the base surface is 13.2 m, except that the height must not exceed 12.2 m for buildings, or fronting portions of buildings, on those parts of the sub-area which directly abut Clarendon Street. [8911; 04 07 22]

4.2 In sub-area B the maximum height of a building measured above the base surface is 12.2 m.

4.3 The Director of Planning may permit the exclusion of chimneys and other architectural appurtenances from the height calculation. [8107; 99 10 19]

5 Building Grade

The first storey of all buildings will be on average no more than 0.3 m below finished grade, except that this maximum may be increased to 1.0 m at the southwest corner of the site due to the topography at this location.

6 Yards and Setbacks

6.1 A minimum setback of 6.0 m must be provided from Elliott and Clarendon Streets and Waverly Avenue.

- 6.2 A minimum setback may be relaxed to 5.0 m for the provision of bay windows and bay projections, porches, stairs, balconies and similar projections.
- 6.3 The minimum setback from Waverly Avenue may be relaxed to 0.5 m for the provision of a port cohere, fences, access and maneuvering aisles.
- 6.4 The minimum setback from Clarendon may be relaxed to 0.3 m for the provision of a porte cohere, fences, loading spaces, access and manoeuvring aisles, and a garbage/recycling shed. [8911; 04 07 22]

7.1 Site Coverage

The maximum site coverage for buildings in sub-area A is 45 percent and for buildings in sub-area B is 51 percent. [8262; 00 09 26]

8 Off-Street Parking, Loading and Bicycle Spaces

- 8.1 Off-street parking, loading and bicycle spaces will be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that parking spaces for market dwellings will be provided at the rate of 0.85 space per dwelling unit plus 1.0 space for every 250 m² of total floor area for market dwellings and parking spaces for non-market seniors rental dwellings will be provided at the rate of 0.50 spaces per dwelling unit.
- 8.2 Parking spaces for seniors supportive or assisted housing must be provided at the rate of 1 space per 4 beds. [8824; 04 04 06]
- 8.3 Passenger spaces must be provided pursuant to Section 7 of the Parking By-law.
- 8.4 Provision of the minimum number of parking spaces may be relaxed pursuant to Section 3.2 of the Parking By-law. [8107; 99 10 19]
- 8.5 The relaxation and exemption provisions of the Parking By-law are available. [8911; 04 07 22]

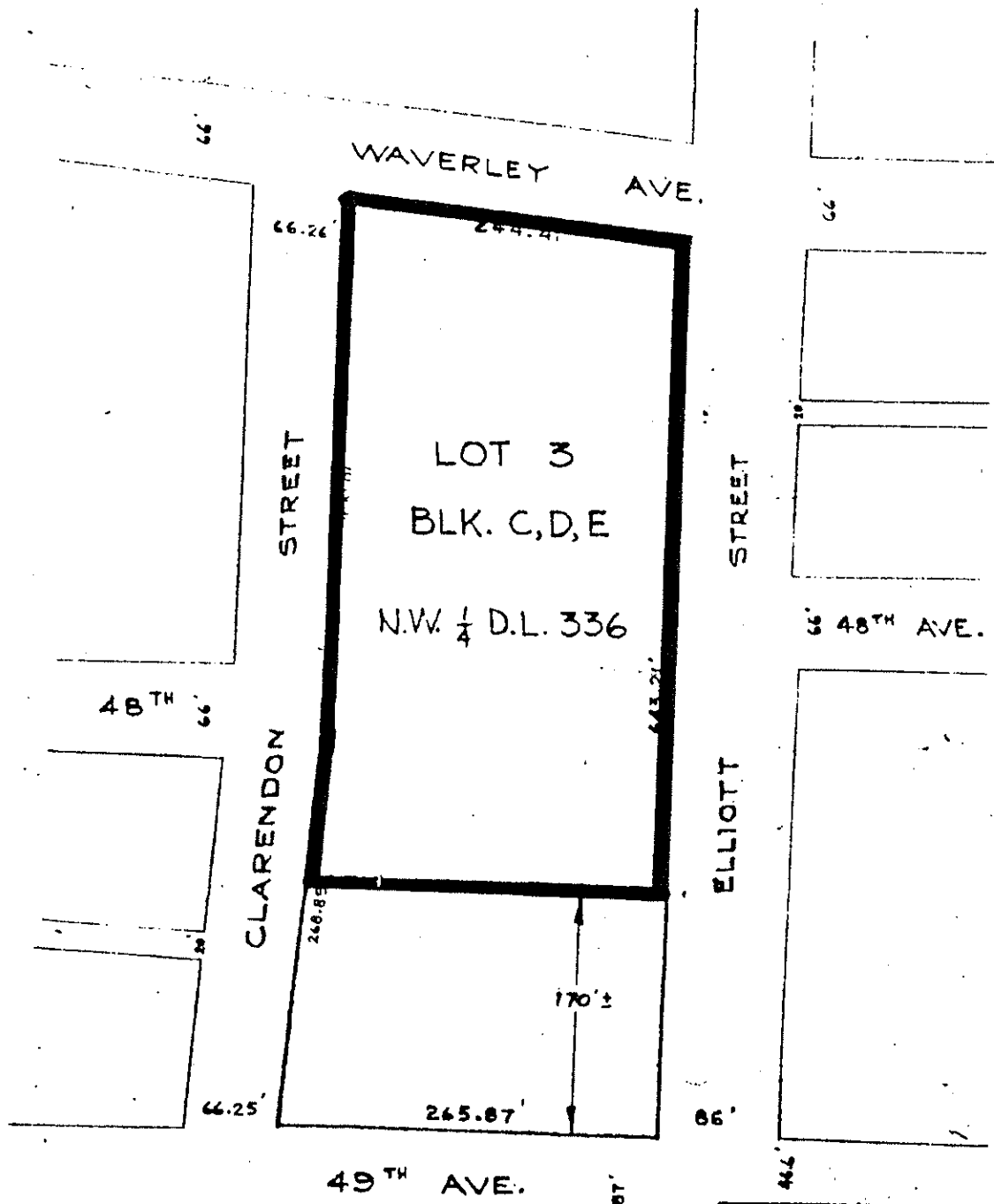
9 Acoustics

A development permit application for dwelling uses will require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below must 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 (Led) sound level and will be defined simply as the noise level in decibels.

Portions Of Dwelling Units	Noise Level (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 10 *[Section 10 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

THE AREA SHOWN BELOW OUTLINED IN RED IS REZONED FROM (RS-1) ONE FAMILY DWELLING DISTRICT TO (CD-1) COMPREHENSIVE DEVELOPMENT DISTRICT.



File Number: RZ.E.15

Sm. 57
SV. 12
158

3914
25/4/61

Z-66.A

SCALE 1" = 100'