



City of Vancouver *Zoning and Development By-law*

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CD-1 (86)

2633-2677 East Broadway

By-law No. 4677

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

Effective December 19, 1972

(Amended up to and including By-law No. 9738, dated October 28, 2008)

1 [Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]

2 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

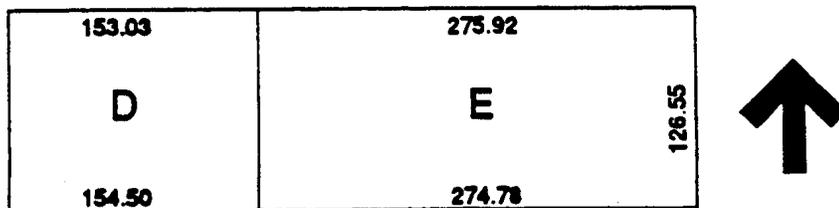
For Lot D (as shown on the diagram below)

- (a) a maximum of 80 dwelling units in Seniors Supportive or Assisted Housing; and [9738; 08 10 28]
- (b) accessory uses customarily ancillary to the above uses;

For Lot E (as shown on the diagram below)

- (a) church;
- (b) 40 dwelling units in a multiple dwelling;
- (c) social service centre, limited to a drop-in or activity space; and
- (d) accessory uses customarily ancillary to the above uses;

Diagram 1



[6912; 91 12 10]

subject to such conditions as Council may by resolution prescribe.

3 Floor Space Ratio

The floor space ratio shall not exceed 1.65. [6912; 91 12 10]

3.1 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 4 feet, 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. [6912; 91 12 10]

3.2 The following shall 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;
- (b) patios and roof gardens, provided that 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. 4677 or provides an explanatory note.

- (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:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 24 feet in length;
- (d) amenity areas, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 4 feet, and to which there is no permanent means of access other than a hatch; 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; [6912; 91 12 10] [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. [8169; 00 03 14]

4 Height

For any development of Lot D, the maximum building height measured above the base surface shall be 26.52 m (87 ft.) or 9 storeys. For any development of Lot E, the maximum building height measured above the base surface shall be 12.22 m (40.1 ft.) or 4 storeys. [6912; 91 12 10]

5 Off-street Parking and Loading

Off-street parking and loading shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 13 parking spaces shall be provided for the permitted uses on Lot D and a minimum of 72 parking spaces shall be provided for the permitted uses on Lot E. [6912; 91 12 10] [9738; 08 10 28]

6 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 the 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

[7515; 96 01 11]

7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[6912; 91 12 10]

