



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

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## **CD-1 (156)**

### *Riverside*

### **By-law No. 3865**

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

**Effective August 2, 1960**

*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

**Guidelines:**

*Riverside CD-1*

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.] [5695; 83 08 09]*

2 **Intent**

The intent of this By-law is to facilitate the development of a medium-density residential neighbourhood with a mixture of housing, forms and tenures in a manner that is compatible with the adjacent industrial zone. In addition, retail and other commercial uses of a scale and character consistent with that of a neighbourhood convenience shopping area may be permitted. [5695; 83 08 09]

3 **Uses**

The area shown outlined by a continuous black line on the plan attached to this By-law is rezoned CD-1, and the only uses permitted within the said area and within the area shown outlined by a dotted black line on the said plan, and the only uses for which development permits will be issued, are:

- One-family dwelling, subject to the RS-1B District Schedule regulations;
- Semi-detached dwellings;
- Townhouse, including stacked townhouses;
- Apartment buildings;
- Retail stores or businesses, offices, restaurants (but not including drive-in restaurants) or service commercial uses, primarily catering to the day-to-day needs of the residents of the local neighbourhood;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this Schedule and any conditions of development established by Council resolution;
- Accessory buildings and accessory uses, customarily ancillary to above, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

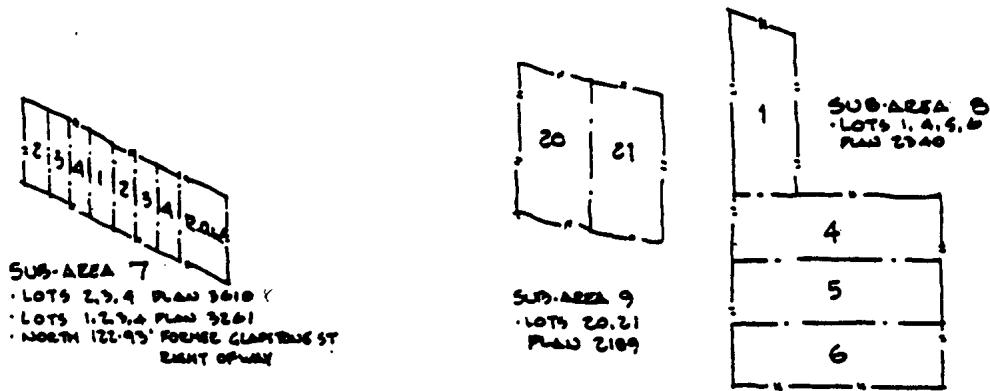
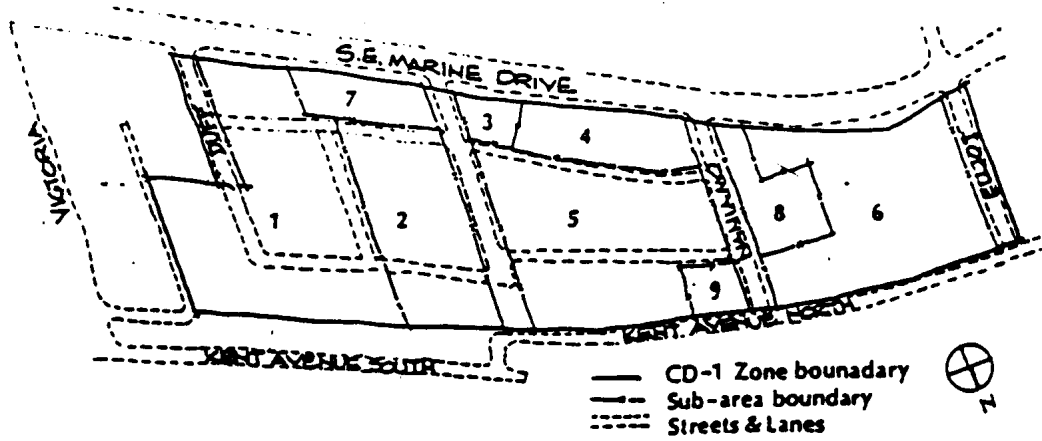
Uses shall be as defined in Section 2 of the Zoning and Development By-law No. 3575. In addition, a stacked townhouse means a dwelling unit in a building containing three or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway but shall include a unit having its principal living area above or below another townhouse. [5695; 83 08 09]

4 **Sub-areas and Precincts**

4.1 The District shall comprise nine sub-areas as illustrated in Diagram 1 below. [5695; 83 08 09]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3865 or provides an explanatory note.*

Diagram 1.



[Diagram 1 has not been updated to reflect subsequent consolidations and revised legal description; however, current legal descriptions are included on the Schedule D map.]

4.2 The District shall comprise the following three density areas:

- A - northerly portion adjacent to S.E. Marine Drive
- B - central portion
- C - southerly portion adjacent to Kent Avenue North  
 [5695; 83 08 09]

4.3 Parcels not in public ownership which do not front S.E. Marine Drive or Kent Avenue North shall be considered to be located in density area B. [5695; 83 08 09]

4.4 Within each sub-area and on the basis of the density areas referred to in Section 4.2, the uses permitted shall be as illustrated in Table 1 below. [5695; 83 08 09]

**Table 1**

Permitted Uses	Sub-Area	1	2	3	4	5	6	7	8	9
	Density Area	A B C	B C	A	A	B C	A B C	A	A B	C
One-family								X	X X	X
Semi-detached dwelling		X X X	X X			X X	X X X	X	X X	X
Townhouse		X X X	X X	X	X	X X	X X X	X	X X	X
Townhouse-stacked		X X	X	X	X	X	X	X	X	
Apartments		X		X	X		X	X	X	
Retail/Commercial				X						

## 5 Regulations

### 5.1 Maximum Use Percentage

- 5.1.1 Within sub-areas 1, 2, 5 and 6, stacked townhouses shall, in each sub-area, comprise a maximum of 50 percent of the total dwelling units.
- 5.1.2 Within sub-areas 1 and 6, apartments shall, in each sub-area, comprise a maximum of 30 percent of the total dwelling units.
- 5.1.3 Within sub-areas 1 and 6, stacked townhouses and apartments, in each sub-area, shall comprise a maximum of 60 percent of the total dwelling units. [5695; 83 08 09]

### 5.2 Site Area

- 5.2.1 The minimum site area for an apartment building shall be 900.0 m<sup>2</sup> (9,688 sq. ft.).
- 5.2.2 The minimum site area for a townhouse building shall be 560.0 m<sup>2</sup> (6,028 sq. ft.).
- 5.2.3 The minimum site area for a semi-detached dwelling shall be 445.0 m<sup>2</sup> (4,790 sq. ft.).
- 5.2.4 The Development Permit Board or the Director of Planning, as the case may be, may relax the foregoing minimum site area requirements where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution. [5695; 83 08 09]

### 5.3 Floor Space Ratio, Dwelling Unit Density and Site Coverage

- 5.3.1 The maximum floor space ratio, dwelling unit density and site coverage for each sub-area shall be as illustrated in Table 2 below. [5803; 84 07 24]

**Table 2**

Density	Sub-Areas								
	1	2	3	4	5	6	7	8	9
Maximum Units Per Acre	22	18	N/A	67	18	18	30	18	18
Maximum Floor Space Ratio	0.60	0.65	1.00	1.10	0.60	0.65	1.00	0.65	0.65
Maximum Site Coverage	50%	50%	50%	50%	45%	50%	50%	50%	50%

- 5.3.2 For the purpose of Section 5.3.1, the following shall be included in the computation of floor space ratio:
- All floors having a minimum ceiling height of 1.22 m (4.00 ft.), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
  - 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.
- 5.3.3 For the purpose of Section 5.3.1, the following shall be excluded in the computation of floor space ratio:
- Balconies, canopies, sundecks and other features which the Director of Planning considers similar;
  - Patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - Parking areas, the floors of which are at or below the highest point of the finished grade around the building;
  - Amenity areas, including day care facilities, recreational facilities and meeting rooms, to a maximum total of 5 percent of the total allowable floor area, subject to the approval of the Director of Planning;
  - 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]
- 5.3.4 For the purpose of Section 5.3.1, site coverage shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.
- 5.3.5 The maximum site coverage for off-street parking, off-street loading, and associated vehicular manoeuvring aisles shall be 20 percent.
- 5.3.6 The Development Permit Board or the Director of Planning, as the case may be, may relax the maximum site coverage provision of Section 5.3.5 up to a maximum site coverage of 30 percent where it is determined that the proposed development is consistent with the intent of this Schedule, provided that before making a decision, consideration is given to any plans, policies or guidelines established by Council resolution. [5695; 83 08 09]

## **5.4 Building Envelope**

- 5.4.1 The maximum permitted height for any building, measured in accordance with provisions of Zoning and Development By-law No. 3575, including Section 10.10 and 10.11, shall be as follows:
- (a) one-family dwellings, semi-detached dwellings or townhouses: 10.00 m (32.81 ft.) or 2 ½ storeys, whichever is the lesser;
  - (b) apartments, within sub-area 4 only: 11.52 m (37.81 ft.); and [6426; 88 11 08]
  - (c) for all other uses: 10.00 m (32.81 ft.). [5695; 83 08 09]
- 5.4.2 Buildings shall be set back as follows:
- (a) for one-family dwellings or semi-detached dwellings, a minimum of 1.5 m (4.92 ft.) from all property boundaries, except as provided in 5.4.2(c) below; and
  - (b) for all uses except one-family dwellings or semi-detached dwellings, a minimum of 3.0 m (9.84 ft.) from all property boundaries, except as provided in 5.4.2(c) below; and
  - (c) a minimum of 3.0 m (9.84 ft.) from any dedicated street or lane, except that this shall be increased to:

- (i) a minimum of 8.0 m (26.25 ft.) from Marine Drive; and
- (ii) a minimum of 10.0 m (32.81 ft.) from Kent Avenue North.
- (d) the Director of Planning may relax the required building setback requirements of 5.4.2(a), (b) and (c) after considering the intent of this Schedule, the recommendations of any advisory groups and any plans or guidelines approved by Council. [5695; 83 08 09]

**5.5 Off-Street Parking and Loading**

5.5.1 Off-street parking shall be provided and maintained in accordance with Section 12 of this By-law, except as otherwise set out in this Section and Table 3:

- (a) Tandem parking may be permitted as a part of the off-street parking requirement subject to the approval of the Director of Planning.
- (b) Minimum parking requirements are as set out in Table 3.  
[5695; 83 08 09]

**Table 3**

Minimum Number of Parking Spaces Required	Sub-Areas								
	1	2	3	4	5	6	7	8	9
Minimum number of total off-street parking spaces per unit required to be adjacent to or beneath each dwelling unit	1.0	1.0	N/A	N/A	1.0	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces per unit required to be covered at each dwelling unit	N/A	1.0	N/A	N/A	N/A	1.0	1.0	1.0	1.0
Minimum number of total off-street parking spaces required to be provided per dwelling unit*	Sec. 12 or 1.5**	2.0	Sec. 12	Sec. 12	Sec. 12 or 1.5**	2.0	2.0	2.0	2.0

\* Includes allowance for visitor parking and the required adjacent and covered parking.

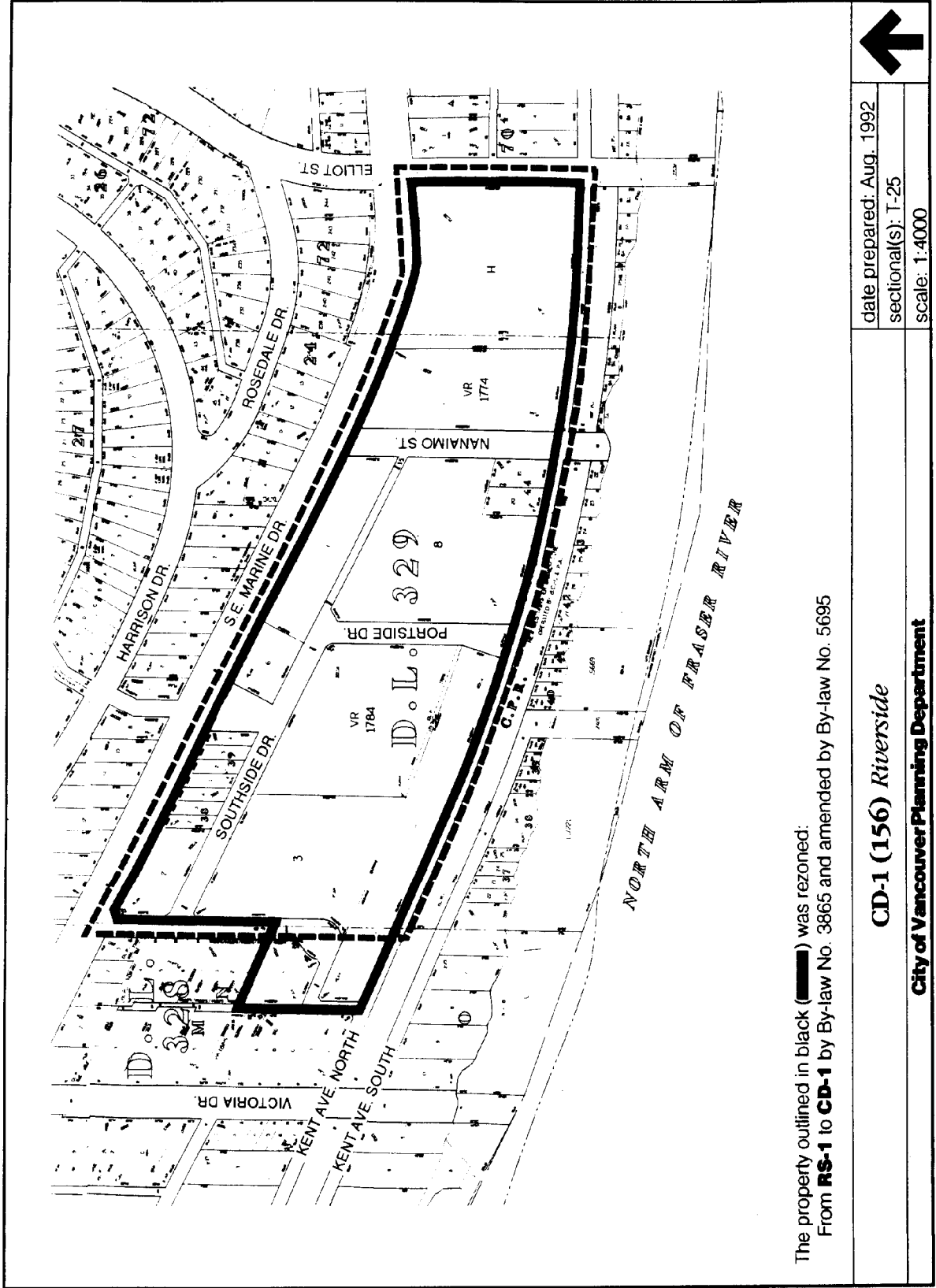
\*\* Whichever is greater.

**5.6 Acoustics**

5.6.1 All development permit applications shall be accompanied by evidence, prepared by persons trained in acoustics and current techniques of noise measurement demonstrating that the ultimate acoustic environment will be satisfactory. In evaluating the application, the Development Permit Board shall be guided by the recommendations of the Medical Health Officer.

5.6.2 Acoustic criteria established by Canada Mortgage and Housing Corporation shall be used to evaluate the ultimate residential acoustic environment with respect to traffic and rail noise.

- 5.6.3 The following acoustic criteria shall be used to evaluate the ultimate residential acoustic environment with respect to industrial noise:
- (a) Daytime - The maximum “fast response” noise levels from externally generated noise shall not exceed 60 dBA L-1 (over 1 hour) as measured or predicted in the designated outdoor space at the facade of the unit.
  - (b) Nighttime - The maximum “fast response” noise levels from externally generated noise shall not exceed the background noise levels as measured or predicted within bedrooms, given a baseline background level of 32 dBA. [5695; 83 08 09]
- 6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*



The property outlined in black ( ) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 3865 and amended by By-law No. 5695

date prepared: Aug. 1992  
 sectional(s): T-25  
 scale: 1:4000

**CD-1 (156) Riverside**  
 City of Vancouver Planning Department