



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

**Planning, Urban Design and Sustainability Department**

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## CD-1 (158)

*2657-2693 West 10th Avenue*

*2676-2696 West Broadway*

*By-law No. 5705*

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

**Effective September 20, 1983**

*(Amended up to and including By-law No. 12101, dated May 15, 2018)*

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 Site

For the purpose of this By-law “Northerly Portion” shall mean those lands comprising the site situated to the north of the lane, and “Southerly Portion” shall mean lands comprising the site situated to the south of the lane.

## 3 Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (158).

3.2 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 (158), 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 Fitness Centre; [12101; 2018 05 15]
- (b) Dwelling Uses, limited to Multiple Dwelling and to Dwelling Units in conjunction with any use in this section 3.2;
- (c) Institutional Uses, limited to School – Elementary or Secondary;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses; and
- (g) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

## 4 Conditions of Use

4.1 All cultural and recreational, institutional, office, retail and service uses must only be carried on in the Northerly Portion of CD-1 (158). [12101; 2018 05 15]

## 5 Floor Area and Density

5.1 Computation of floor area for the Northerly Portion must assume that the site consists of 1,884 m<sup>2</sup>.

5.2 The maximum floor space ratio for the Northerly Portion must not exceed 3.00, except that the maximum floor space ratio for dwelling uses in the Northerly Portion must not exceed 1.09.

5.3 Computation of floor area for the Southerly Portion must assume that the site consists of 1,179 m<sup>2</sup>.

5.4 The maximum floor space ratio for the Southerly Portion must not exceed 0.93.

5.5 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, to be measured to the extreme outer limits of the building.

5.6 Computation of floor area must exclude:

- (a) open residential balconies or sun decks 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 8% 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;

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5705 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 which:
  - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m 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 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

5.7 Computation of floor area may exclude:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided, and
  - (ii) no more than 50% of the excluded balcony floor area may be enclosed.

5.8 The use of floor area excluded under sections 5.6 and 5.7 must not include any purpose other than that which justified the exclusion.

## 6 Height

6.1 The maximum height of a building in the Northerly Portion must not exceed 12.192 m.

6.2 The maximum height of a building in the Southerly Portion must not exceed 10.668 m.

7 *[Section 7 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.]*

[8169; 00 03 14] [10745; 13 07 09]

Schedule "A"

By-law No. 5705 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

