



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

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## CD-1 (222)

*3450 Wellington Avenue*

*By-law No. 6325*

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

**Effective March 22, 1988**

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

**Guidelines:**

*Joyce Station Area*

*Guidelines for CD-1 By-law No. 6325*

*(3450 Wellington Avenue Site)*

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 included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued are:

- Multiple dwelling, subject to the provision of a minimum of 20 parking spaces which shall:
  - (a) be located adjacent to the lane abutting the southeasterly boundary of the area outlined on Schedule “A” attached;
  - (b) have a configuration satisfactory to the Director of Planning; and
  - (c) be available for use by the public while shopping in the adjacent commercial district, provided that no space shall be available for use by any individual vehicle for a period of longer than four hours.
- Accessory uses customarily ancillary to the foregoing.

3 **Floor Space Ratio**

The maximum floor space ratio for multiple dwellings, calculated as if located in the RM-4N District, shall be 1.45, except that the following shall also be excluded from the floor space ratio calculation:

- (i) enclosed balconies and other features designed to reduce transit noise, provided the Director of Planning first approves the design of any such feature. and provided further that the total area of all such enclosures and other features does not exceed eight percent of the permitted floor area; and
- (ii) the following ancillary amenity facilities for the social and recreational enjoyment of the residents provided that the area of such excluded facilities does not exceed 20 percent of the allowable floor space:
  - saunas;
  - tennis courts;
  - swimming pools;
  - squash or racketball courts;
  - gymnasium and workout rooms;
  - games and hobby rooms;
  - other related indoor uses of a social or recreational nature which in the opinion of the Director of Planning are similar to the above;
- (iii) 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, shall be excluded in the computation of floor space ratio, except that this subclause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 **Site Area**

The minimum site area for a multiple dwelling shall be 22 296 m<sup>2</sup> (240,000 sq. ft.).

5 **Site Coverage**

5.1 The maximum site coverage for buildings shall be 25 percent of the site area.

5.2 For the purpose of this section, site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6325 or provides an explanatory note.*

**5.3** The maximum site coverage for that portion of the site used as parking area shall be 30 percent.

**6** Height

The maximum building height measured above the base surface shall be 36.6 m (120 ft.), except that within 45.8 m (150 ft.) of the boundary of the site abutting Wellington Avenue the maximum building height shall be 9.2 m (30 ft.).

**7** Acoustics

All development permit applications shall require evidence in the form of a report 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 shall not exceed the noise levels set opposite such portions. For the purposes of this section the “noise level” is the A-weighted 24-hour equivalent (LEQ) sound level expressed in decibels.

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

[7515; 96 01 11]

**8** Off-street Parking

**8.1** Off-street parking shall be provided, developed and maintained In accordance with the provisions of the Parking By-law except as follows:

- (a) for multiple dwellings - no less than the greater of one space per unit or one space per 70 m<sup>2</sup> (753 sq. ft.) shall be provided;
- (b) for units designated solely for families of low income under the provisions of the National Housing Act - a minimum of I space for every dwelling unit shall be provided.

**8.2** Off-street parking spaces required for multiple dwellings shall be provided underground, except that spaces required for senior citizens’ housing and parking for visitors may be surface parking.

**9** *[Section 9 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.]*

By-law No. 6325 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from M-1 & RS-1 to CD-1

