

City of Vancouver *Zoning and Development By-law*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060
planning@city.vancouver.bc.ca

CD-1 (231)

2782-2796 Grandview Highway
By-law No. 6425

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

Effective November 8, 1988

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

- 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, and the only uses for which development permits will be issued are:
 - (a) maximum of 130 dwelling units in a multiple dwelling or multiple dwellings subject to the following:
 - (i) of the total number of dwelling units, a minimum of 50 percent shall have two or more bedrooms; and
 - (ii) the maximum number of dwelling units may be increased by reducing the commercial floor area by 92.9 m² (1,000 sq. ft.) for each additional unit created;
 - (b) commercial uses limited to those listed in the C-1 District Schedule provided that the Director of Planning is first satisfied that any such commercial use is compatible with residential uses proposed for the site and land uses on adjacent sites, and subject to the following:
 - (i) the gross floor area of all commercial uses shall not exceed 2 322.5 m² (25,000 sq. ft.); and
 - (ii) commercial uses shall be restricted to that area as indicated on diagram 1 below;
 - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
 - (a) the floor space ratio for all uses shall not exceed 0.75;
 - (b) the floor space ratio for the residential uses shall be measured in accordance with the provisions of the RT-5 and RT-5N Districts Schedule; and
 - (c) the floor space ratio for commercial uses shall be measured in accordance with the provisions of the C-1 District Schedule.
- 3.1** 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 section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

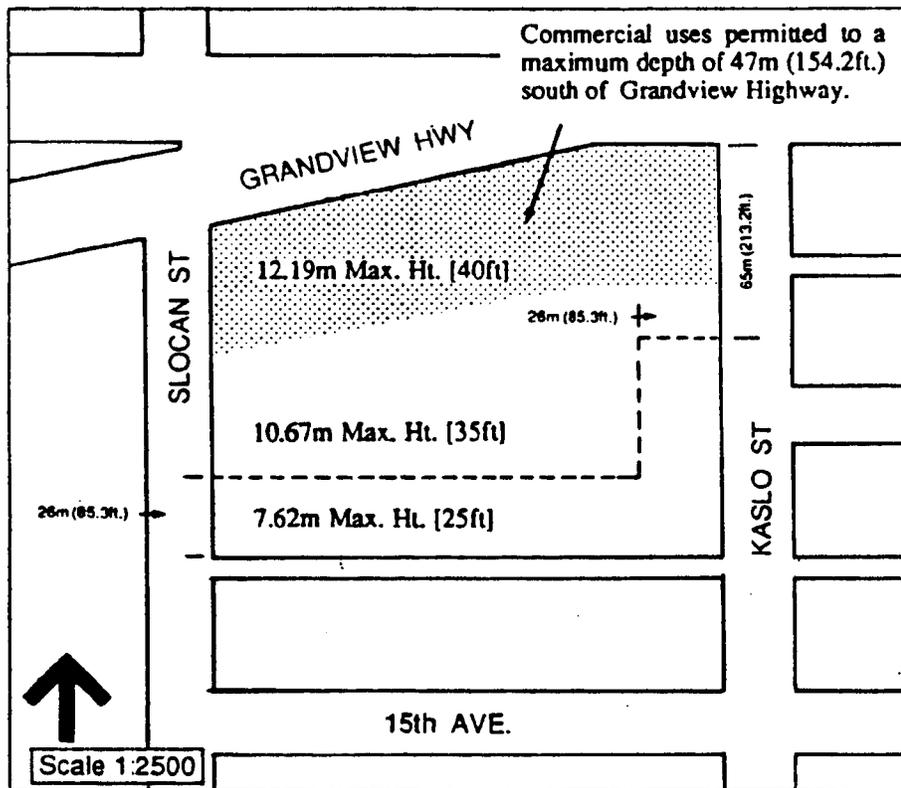
Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6425 or provides an explanatory note.*

4

Height

The maximum height of all buildings measured from base surface, shall be indicated on diagram 1, below:

Diagram 1



5

Setbacks

The minimum setbacks shall be as follows:

- (i) Slocan Street: 3.0 m (10 ft.);
- (ii) Kaslo Street: 3.0 m (10 ft.) for commercial development and 3.0 m (10 ft.) for residential development;
- (iii) Lane North of Fifteenth Avenue: 9.1 m (30 ft.), except for accessory buildings used for covered parking; and
- (iv) Grandview Highway: 9.1 m (30 ft.) for residential development.

[6717; 90 08 28]

6

Off-street Parking

6.1

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that for residential uses the number of parking spaces to be provided shall be:

- (a) for housing eligible for government funding, as determined by the Director of Planning in consultation with the City Engineer; and
- (b) for all other residential uses, a minimum of 1.75 spaces for every dwelling unit.

7

Off-street Loading

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.

8 **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 (L_{EQ}) sound level expressed in decibels.

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

[7515; 96 01 11]

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.]*

