



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

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## CD-1 (247)

### *Riverside East*

### *By-law No. 6533*

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

***Effective July 25, 1989***

*(Amended up to and including By-law No.10862, dated February 4, 2014)*

***Guidelines:***

*Fraser Lands Block 67 to Kerr Street*

*Guidelines for CD-1 By-law No. 6533*

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.] [7195; 93 10 19]

## 2 Intent

The intent of this By-law is to facilitate the development of a medium-density residential district with a mixture of housing forms and tenures in a manner that is compatible with the adjacent industrial and residential districts. Retail and other commercial uses are intended. This By-law also makes provision for a large riverfront park, including a public facilities site.

## 3 Definitions

For the purpose of this By-law:

- a “townhouse” means a dwelling unit in a building containing 3 or more dwelling units where each unit has its principal access at or near grade and other than through a common hallway;
- a “stacked townhouse” means a unit having its principal living area above or below another townhouse;
- an “apartment” means a dwelling unit with its principal living area above or below another dwelling unit and which is located in a building containing 3 or more dwelling units where no unit has its principal exterior access at or near grade;
- an “apartment tower” is a building of more than 6 storeys containing apartments; and
- notwithstanding section 2 of the Zoning and Development By-law, a “site” includes a strata lot.

## 4 Uses

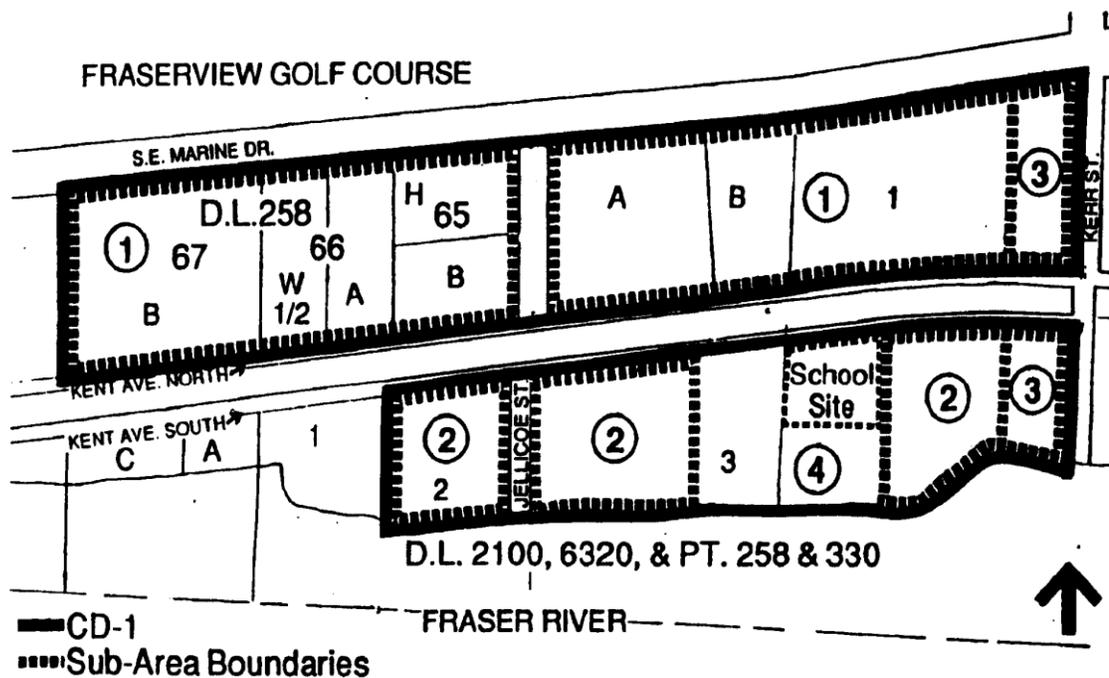
4.1 This by-law applies to the areas shown outlined by heavy black lines on Schedule “A” to this By-law and on Schedule “A” to By-law No. 7190, and the only uses permitted within the said areas, subject to section 4.3 and such conditions as Council may by resolution prescribe, including design guidelines, and the only uses for which development permits will be issued, are:

- townhouse, including stacked townhouses;
- apartments;
- apartment tower;
- retail stores or businesses, offices, restaurants (but not including drive-in restaurants) and service commercial uses;
- school and child daycare centre;
- community centre or neighbourhood house; [10240; 11 04 05]
- marine berth, but excluding marine terminal;
- booming ground;
- park or playground;
- accessory uses and buildings customarily ancillary to the foregoing. [7195; 93 10 19]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6533 or provides an explanatory note.

4.2 The areas shown outlined on Schedule “A” shall consist of 4 sub-areas as delineated by dotted lines in Diagram 1 below:

Diagram 1



[7195; 93 10 19]

4.3 Within each sub-area referred to in section 4.2, the uses permitted shall be as illustrated in Table 1 below:

Table 1

Permitted Uses	Sub-Area			
	1	2	3	4
Townhouse	x	x		
Stacked Townhouse	x	x		
Apartment	x	x		
Apartment Tower	x			
Retail/Commercial			x	
Park				x
School				x
Community Centre or Neighbourhood House			x	
Marine Berth				x
Booming Ground				x
Accessory buildings	x	x	x	x

[6536; 89 08 01] [10240; 11 04 05]

## 5 Regulations

### 5.1 Site Area

5.1.1 The minimum site area for an apartment or apartment tower building shall be 2,700 m<sup>2</sup> (29,065 sq. ft.).

5.1.2 The minimum site area for a townhouse or stacked townhouse building shall be 675 m<sup>2</sup> (7,266 sq. ft.).

5.1.3 The Director of Planning may relax the foregoing minimum site area requirements where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision, he has regard to the recommendations of any advisory groups and any applicable policies or guidelines approved by Council.

### 5.2 Floor Space Ratio

5.2.1 Subject to section 5.2.2 the maximum floor space ratio shall be as follows:

Sub-area 1	1.0
Sub-area 2	1.0
Sub-area 3	0.75

5.2.2 The floor space ratio for sub-area 1 may be increased up to a maximum of 1.45 as follows;

- (a) where the site coverage is 40 percent or less, an amount equal to 0.0125 may be added for each one percent or fraction thereof by which such coverage is reduced below 40 percent, but in no case shall this amount exceed 0.3;
- (b) where parking spaces are provided within the outermost walls of a building or underground (but in no case with the structure projecting more than 0.91 m (3 ft.) above the base surface) an amount equal to 0.2 multiplied by the ratio of the number of parking spaces provided which are completely under cover to the total number of required parking spaces may be added, but in no case shall this exceed 0.2.

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

- all floors have a minimum ceiling height of 1.22 m (4 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.

5.2.4 The following shall be excluded in the computation of floor space ratio:

- open balconies, canopies, sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- 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, to a maximum exclusion for a parking space of 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, to a maximum exclusion for a parking space of 24 feet in length;
- amenity areas, including bicycle storage, recreational facilities, meeting rooms and day care facilities, to a maximum of 10 percent of the total allowable floor area, or to a maximum of 20 percent of the total allowable floor area when day care space is included,

provided that half of that 20 percent excluded area is devoted to use as a day care; [7195; 93 10 19]

- 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 1.22 m (4 ft.), and to which there is no permanent means of access other than a hatch;
- 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]
- All residential storage space above or below base surface, except that if residential storage space above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage space above base surface. [10862; 14 02 04]

### **5.3 Site Coverage**

5.3.1 The maximum site coverage for buildings shall be 50 percent of the site area.

5.3.2 For the purpose of sections 5.2.2 and 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, balconies and sundecks.

5.3.3 The maximum site coverage for off-street parking, off-street loading and associated vehicular manoeuvring aisles shall be 20 percent.

5.3.4 The Director of Planning may relax the maximum site coverage provision of section 5.3.3 for sub-areas 1 and 3 up to a maximum site coverage of 30 percent where he is satisfied that the proposed development is consistent with the intent of this By-law, provided that before making a decision he has regard to any applicable policies or guidelines approved by Council.

### **5.4 Off-Street Parking and Loading**

5.4.1 Off-street parking shall be provided and maintained in accordance with the Parking By-law, except as otherwise set out in this section.

5.4.2 For sub-area 2, 75 percent of all required parking shall be provided in unit or underground.

5.4.3 Vehicle access shall not be permitted directly from S.E. Marine Drive.

[10862; 14 02 04]

### **5.5 Building Envelope**

5.5.1 The maximum permitted height for any building, measured in accordance with provisions of the Zoning and Development By-law, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof shall be as follows:

- (a) townhouse, stacked townhouses or apartments within sub-area 2: 11.54 m (37.9 ft.) or 3 storeys, whichever is the lesser; [10240; 11 04 05]
- (b) townhouses, stacked townhouses, apartments or apartment towers within sub-area 1: 36.57 m (120 ft.);
- (c) accessory buildings: 3.66 m (12 ft.); and
- (d) all other uses: 9.14 m (30 ft.) or 2 storeys, whichever is the lesser.

5.5.2 A landscaped setback shall be provided as follows:

- (a) for all buildings greater than 4 storeys in height, a minimum of 12 m (39.4 ft.) from all property boundaries;

- (b) for all other uses, a minimum of 8 m (26.2 ft.) from all property boundaries except as provided in clause (c);
- (c) for residential buildings, a minimum of 12 m (39.4 ft.) from Marine Drive;

and shall be subject to the following:

- (d) no building or structure of any kind, shall be permitted above the base surface within the setback area;
- (e) except for walkways, driveways or areas for parking which in the opinion of the Director of Planning may be required to provide direct access to a building on the site, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning; and
- (f) the Director of Planning may relax the landscaped setback requirement of section 5.5.2(a), (b), (c), (d) and (e) after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.3 A minimum 15.24 m (50 ft.) riverfront setback, measured from the high water mark, incorporating a 7.62 m (25 ft.) public walkway, shall be provided and maintained on sites adjoining the Fraser River, except that the Director of Planning may relax the minimum depth of the setback after considering the intent of this By-law, the recommendations of any advisory groups and any plans or guidelines approved by Council.

5.5.4 For buildings greater than 4 storeys in height, the width of the building footprint divided by the length of the building footprint above grade shall fall between 0.5 and 2.

## 5.6 Acoustics

5.6.1 All Development Permit applications shall 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 shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units:

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
(a) bedrooms	35
(b) living, dining, recreation rooms	40
(c) kitchen, bathrooms, hallways	45

[7515; 96 01 11]

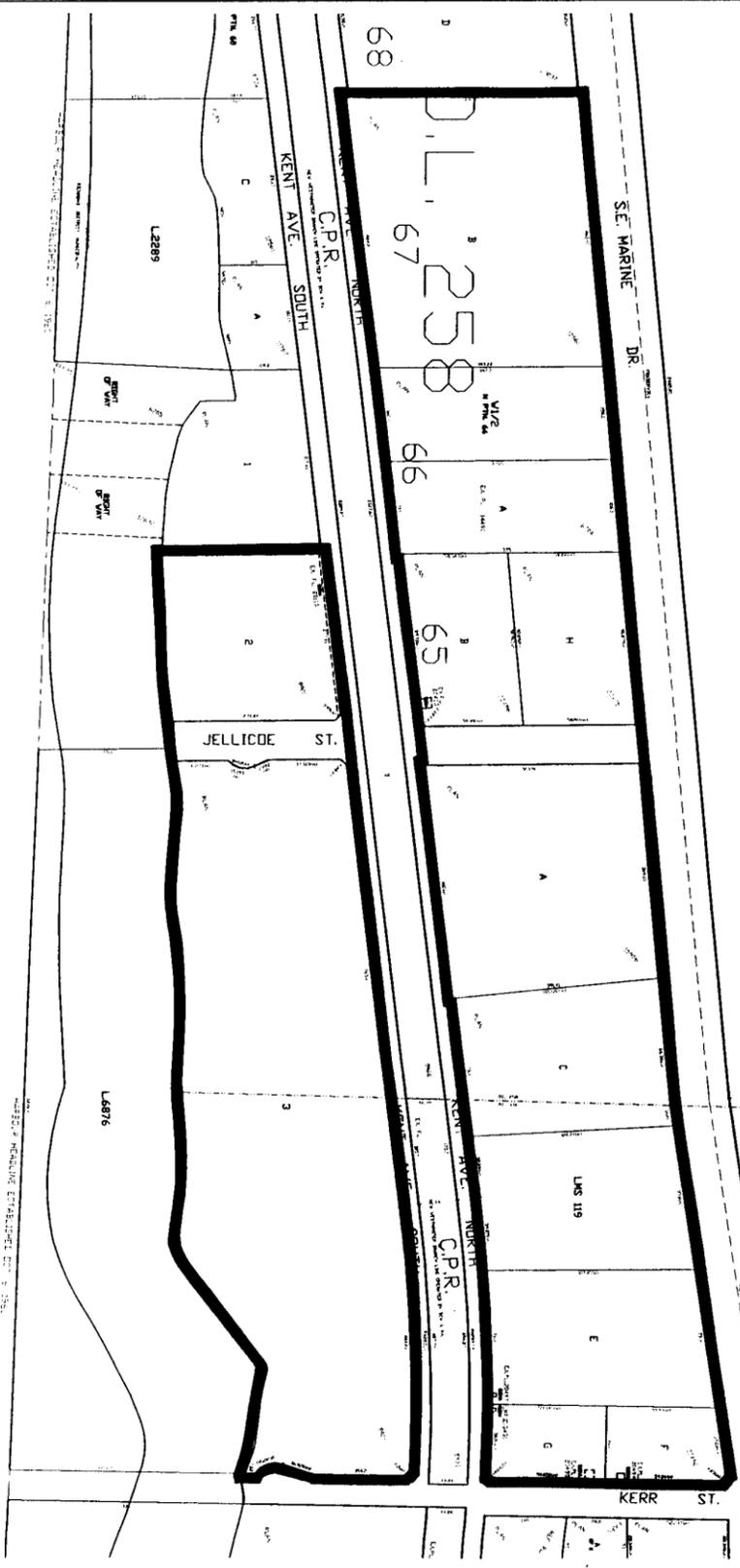
\*A - weighted day - night average (Ldn)

5.6.2 For the purposes of the report and recommendations referred to in section 5.6.1, the calculation of noise levels from other properties shall be based on an assumed generation of noise at a level of 70 decibels continuous for 15 hours during the daytime and 65 decibels continuously during the nighttime emanating from the centre of any property that is used or zoned for commercial or industrial purposes but measured at its property line.

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.]*

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FRASERVIEW GOLF COURSE



The property outlined in black ( ) was rezoned:  
From **M-1B & M-2** to **CD-1** by By-law No. 6533 and amended by By-law No. 7190

**CD-1 (247) Riverside East**

**City of Vancouver Planning Department**

date prepared: Feb. 1994

sectional(s): U, V-25

scale: 1:4000

