



City of Vancouver *Zoning and Development By-law*

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CD-1 (315)

1650 West 1st Avenue

By-law No. 7208

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

Effective November 2, 1993

(Amended up to and including By-law No. 10766, dated July 24, 2013)

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 Uses

The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(315), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued Are:

- (a) A maximum of 11 Dwelling Units;
- (b) Manufacturing Uses provided that the Director of Planning is satisfied that the specific uses and designs are residentially compatible, but not including Animal Products Processing, Batteries Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class A, Chemicals or Chemical Products Manufacturing - Class B, Food or Beverage Products Manufacturing - Class A, Ice Manufacturing, Linoleum or Coated Fabrics Manufacturing, Machinery or Equipment Manufacturing, Metal Products Manufacturing - Class A, Metal Products Manufacturing - Class B, Miscellaneous Products Manufacturing - Class A, Motor Vehicle Parts Manufacturing, Non-metallic Mineral Products Manufacturing - Class A, Paper or Pulp Manufacturing, Paper Products Manufacturing, Petroleum Products or Coal Products Manufacturing, Rubber Manufacturing, Transportation Equipment Manufacturing, Vegetable Oil Manufacturing, and Wood Products Manufacturing - Class A;
- (c) Office Uses but not including Health Care Office, or Health Enhancement Centre;
- (d) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, Liquor Store, and Vehicle Dealer;
- (e) Service Uses, provided that the Director of Planning is satisfied that the specific uses and designs are residentially compatible, but not including Animal Clinic, Auction Hall, Cabaret, Drivethrough Service, Funeral Home, Hotel, Laboratory, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Neighbourhood Public House, Production Studio, Repair Shop - Class. A, Repair Shop - Class B, Restaurant - Class 2, Restaurant Drive-in, School - Arts or Self-Improvement, School - Vocational or Trade, and Sign Painting Shop;
- (f) Parking Uses; and
- (g) Accessory Uses customarily ancillary to the above uses, provided that the accessory uses are not greater than 25 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory uses accessible to the general public is separated by a wall from the floor area in other uses.

3 Floor Area and Density

3.1 For the purpose of computing floor space ratio, the site is deemed to be 1 096.2 m², being the site size at the time of the rezoning application, prior to any dedications.

[10766; 13 07 24]

3.2 Floor space ratio must not exceed 2.46, except that:

- (a) the floor space ratio for office, retail and service uses, combined, must not exceed 1.51;
- (b) the floor space ratio for dwelling uses must not exceed 0.95;
- (c) the floor space ratio for manufacturing uses must not exceed 0.46; and
- (d) the maximum permitted floor area for retail uses is 1 000 m².

[10766; 13 07 24]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7208 or provides an explanatory note.

- 3.3** The following will be included in the computation of floor area:
- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 3.4** The following will be excluded in the computation of floor area:
- (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;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) 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 are at or below the base surface, provided that the off-street parking spaces do not have a length of more than 7.3 m for the purpose of exclusion from floor area computation;
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
[8760; 03 12 09]
 - (e) 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]

4 Height

The maximum building height measured above the base surface is 15.3 m and the building must not extend beyond 5 storeys.

5 Setbacks

The minimum setback of a building from the rear property boundary is 7.0 m for residential uses.

6 Acoustics

All development permit applications 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 will not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

- 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 to certify the by-law number and date of enactment.]*

By-law No. 7208 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 IC-1 to CD-1



