



City of Vancouver *Zoning and Development By-law*

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CD-1 (396)

333 East Pender Street

By-law No. 8097

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

Effective October 19, 1999

(Amended up to and including By-law No. 9749, dated October 28, 2008)

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(396), 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) Seniors Supportive or Assisted Housing, subject to section 3.1. [8824; 04 04 06]
- (b) Adult Day Care Facility, and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Conditions of Use

3.1 Any development containing a Seniors Supportive or Assisted Housing shall include all of the following facilities and amenities:

- (a) a communal dining room;
- (b) a multi-purpose room; and
- (c) lounges, to be provided on the basis of one per floor and located on each floor. [8824; 04 04 06]

4 Floor Space

4.1 The floor space ratio must not exceed 2.72. [9749; 08 10 28]

4.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) 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.

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

- (a) open residential balconies or sundecks, 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, 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 day care facilities, recreation facilities, lounge areas, and multi-purpose and meeting rooms, to a maximum total of 10 percent of the total building floor area;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8097 or provides an explanatory note.*

- (e) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (f) 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]
- (g) 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]

4.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (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 eight percent of the residential floor area being provided;
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed; and
 - (iii) a minimum of two wall planes, being exterior glazed walls, shall extend a minimum of 0.6 m beyond at least one exterior wall of the building.

4.5 The following minimum floor areas shall apply:

- (a) a dwelling unit designed and used for single occupancy shall have a minimum floor area of 21.0 m²;
- (b) a dwelling unit designed and used for double occupancy shall have a minimum floor area of 30.7 m²;
- (c) a communal dining room and a multi-purpose room shall each have a minimum floor area in square metres equivalent to the figure obtained from the multiplication of the number of beds provided by 1.33; and
- (d) a lounge shall have a minimum floor area in square metres equivalent to the figure obtained from the multiplication of the number of beds provided on the floor by 1.4.

5 Height

5.1 The maximum building height measured above the base surface is 15.0m and five storeys. [9749; 08 10 28]

5.2 The Director of Planning may, at this discretion, permit a greater height than prescribed by Section 5.1 to provide for pergolas, gazebos, safety barriers or other similar roof garden features, provided that he is satisfied that such features are of a reasonable size and do not adversely affect the amenities of adjoining sites.

6 Setbacks

The minimum side yard setback of a building is 0.72 m from each property boundary.

7 Off-Street Parking and Loading

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 15 off-street parking spaces and one disability space must be provided.

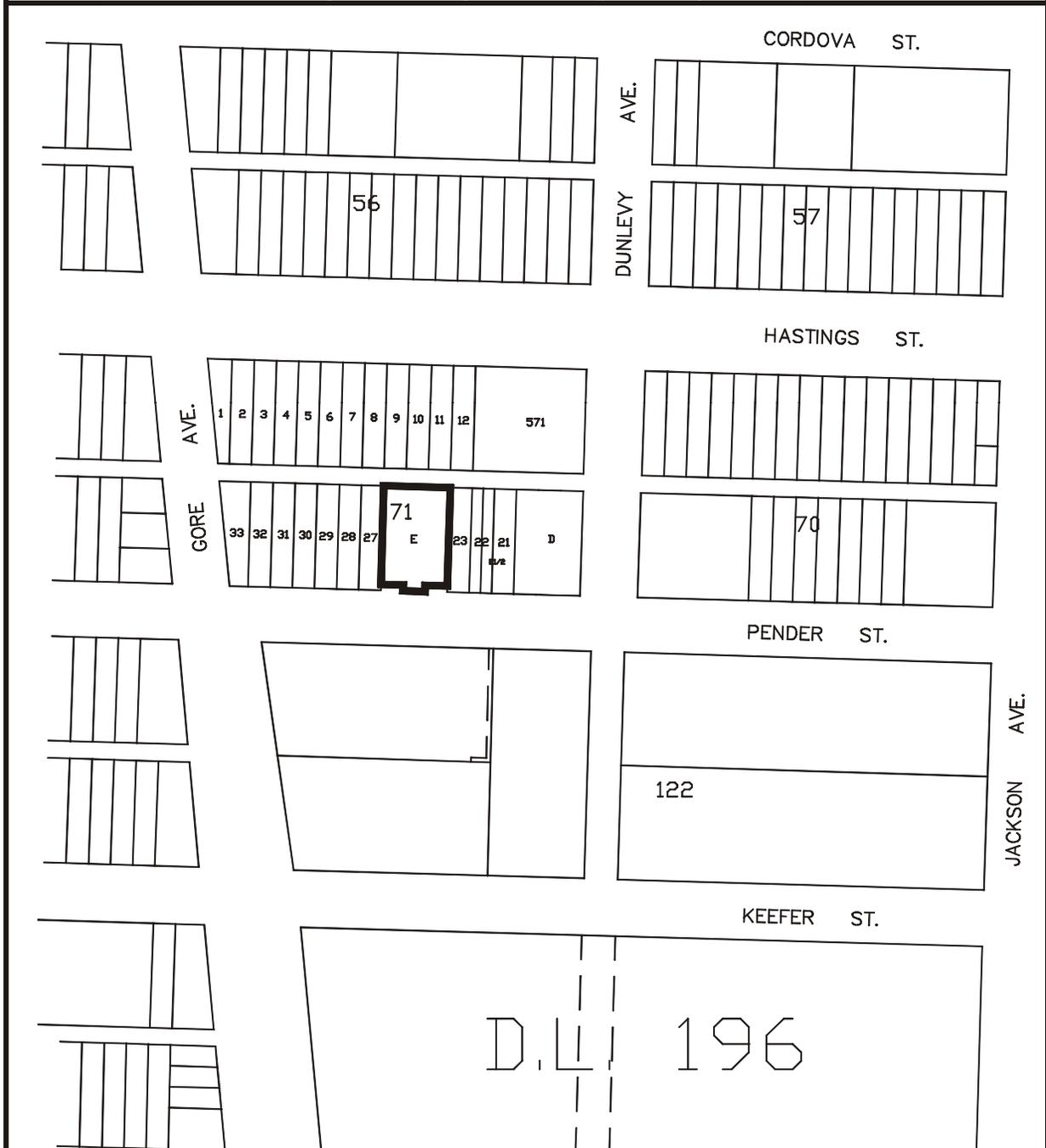
8 Acoustics

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 do 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 is 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

9 *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

**By-law No. 8097 being a By-law to amend By-law No. 3575
being the Zoning & Development By-law**



The property outlined in black (———) is rezoned:
From **RT-3** to **CD-1**

Z-490

RZ - 333 East Pender Street

map: 1 of 1
scale: 1:2000



City of Vancouver