

1551 Quebec Street, 1600 Ontario Street
and 95 East 1st Avenue
(Southeast False Creek Areas 3A and 3B)

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

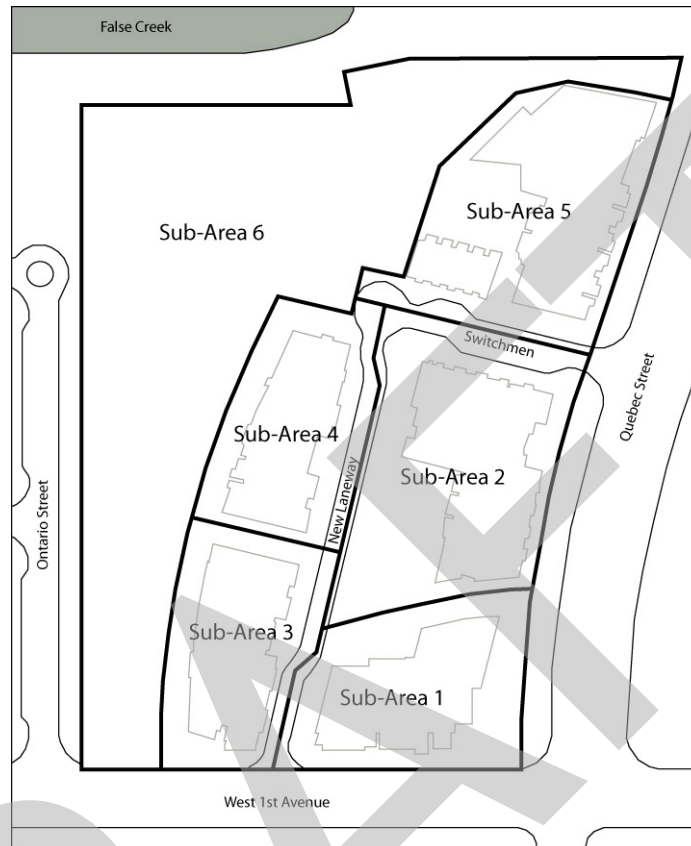
Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-678 (d) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Sub-Areas

2. The rezoning site is to consist of six sub-areas approximately as illustrated in Figure 1, for the purpose of computation of floor area, allocation of maximum heights and allocation of conditions of use.

Figure 1



Uses

3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().

3.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling;
- (b) Cultural and Recreational Uses, limited to Park or Playground; and
- (c) Accessory Uses customarily ancillary to the uses listed in this section 3.2.

Conditions of use

4.1 The design and layout of at least 35% of the dwelling units in sub-areas 2 and 5 must:

- (a) be suitable for family housing;

- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

4.2 The design and layout of at least 35% of the dwelling units in sub-areas 3 and 4 combined must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

4.3 The design and layout of at least 50% of the dwelling units in sub-area 1 must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

5.1 The floor area for dwelling uses in each sub-area must not exceed the maximum permitted floor area set out in the following table:

Sub-Area	Maximum permitted floor area (m ²)
1	9 748
2	12 544
3 and 4 combined	18 798
5	16 929
6	0
Total	58 020

5.2 Computation of floor area must include:

- (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; and

- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

5.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all exclusions must not exceed 12 % of the residential floor area, and
 - (ii) no enclosure of balconies is permissible for the life of the building
- (b) patios and roof gardens only if 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 are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the exclusion must not exceed the lesser of 10 % of the permitted floor area or 929 m² in each sub-area.

5.4 The use of floor area excluded under section 5.3 must not include any purpose other than that which justified the exclusion.

Building height

6.1 Building height for this site must be measured from a base surface set at geodetic elevation of 4.5 m.

6.2 In sub-areas 1, 2, 3 and 4, the building height, measured from base surface, must not exceed 44.35 m.

6.3 In sub-area 5, the building height, measured from base surface, must not exceed 53.35 m.

Horizontal angle of daylight

7.1 Each habitable room must have at least one window on an exterior wall of a building.

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirements in section 7.2 and 7.3 provided that he first considers any applicable policies and guidelines.

7.5 An obstruction referred to in section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

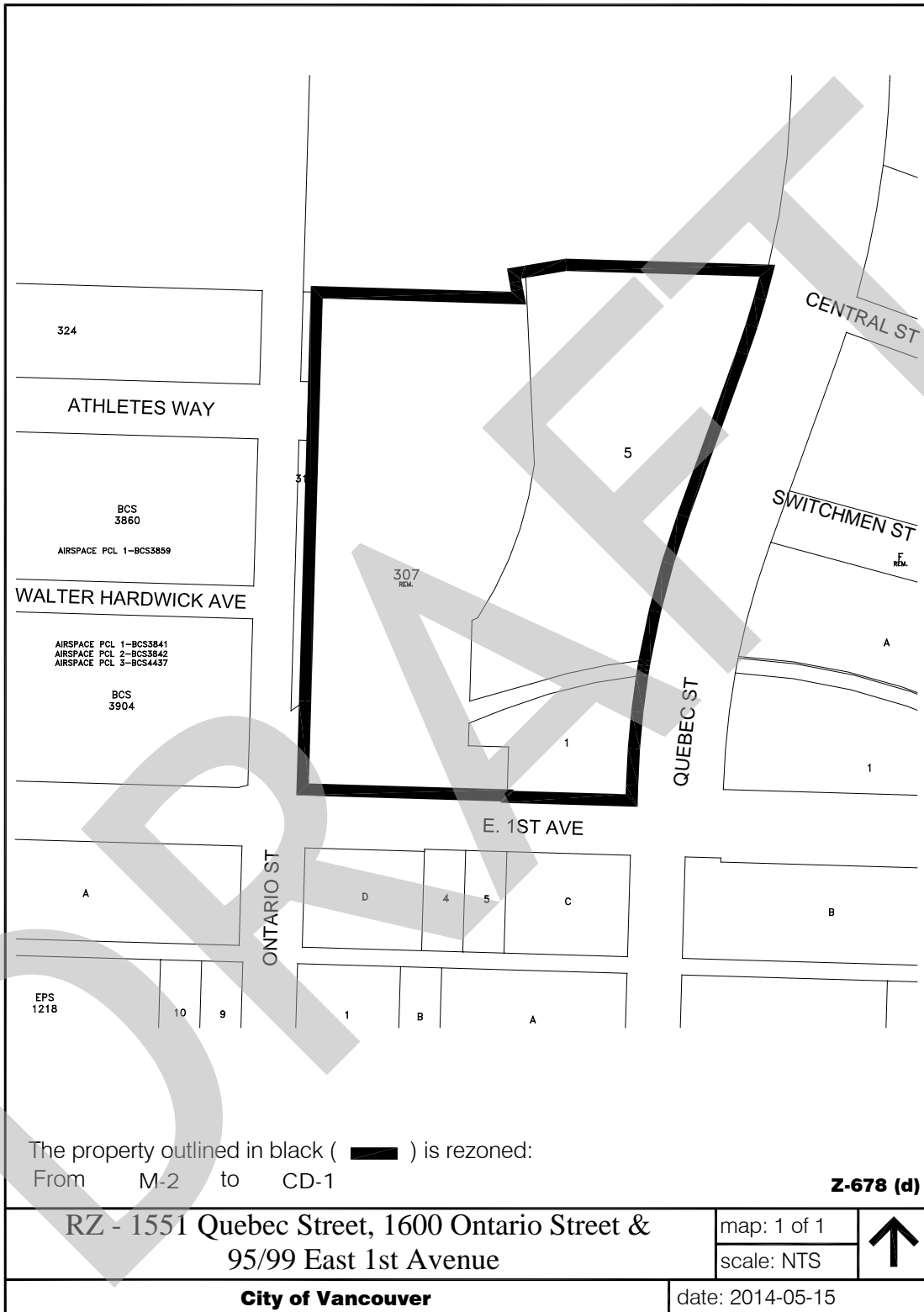
7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

8. 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 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



The property outlined in black (**█**) is rezoned:
 From M-2 to CD-1

Z-678 (d)

**RZ - 1551 Quebec Street, 1600 Ontario Street &
 95/99 East 1st Avenue**

map: 1 of 1

scale: NTS



City of Vancouver

date: 2014-05-15