

1523 Davie Street
(Gabriola Mansion,
formerly known as
Angus Apartments)

BY-LAW NO. 12747

A By-law to amend CD-1 (248) By-law No. 6564

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

1. This By-law amends the indicated provisions of By-law No. 6564.
2. In section 2, Council strikes out subsections (a) through (f) and substitutes:
 - “(a) Dwelling Uses, limited to Multiple Dwelling and Infill Multiple Dwelling; and
 - (b) Accessory Uses ancillary to those uses listed in this section 2.”.
3. Council strikes out section 3, Floor Space Ratio, and substitutes the following:

“3. Floor area and density

3.1 Computation of floor area must assume that the site area is 2,410 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

3.2 The floor space ratio for all uses must not exceed 0.87.

3.3 Computation of floor area must exclude:

- (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, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, 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 base surface,

except that the exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all 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.

3.4 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

3.5 The use of floor area excluded under sections 3.3 and 3.4 must not include any use other than that which justified the exclusion.”.

- 4. Council strikes out section 4, Height, and substitutes the following:

“4. Building Height

Building height, measured from base surface, must not exceed 16.05 m in height calculated from base surface to the top of any parapet.”.

- 5. Council strikes out section 5, Off-street Parking and section 6, Off-street Loading, and rennumbers section 7 as section 5.

- 6. Council strikes out renumbered section 5, Acoustics, and substitutes the following:

“5. Acoustics

A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) 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. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 24th day of July, 2020

Signed _____ "Kennedy Stewart"
Mayor

Signed _____ "Rosemary Hagiwara"
Acting City Clerk