

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

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## **CD-1 (327)**

*4801 Duchess Street*

*By-law No. 7325*

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

***Effective July 26, 1994***

*(Amended up to and including By-law No. 8760, dated December 9, 2003)*

**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(327) 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) Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to the above use.

**3** **Floor Space Ratio**

**3.1** The floor space ratio must not exceed 0.96. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 6 682.3 m<sup>2</sup>.

**3.2** 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; and
- (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.

**3.3** The following will be included 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, 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, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a 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; and
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> 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** **Height**

The maximum building height measured above the base surface is 11.4 m.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7325 or provides an explanatory note.*

**5 Setbacks**

The minimum setback of a building is 5.5 m from the Duchess Street property boundary, 4.6 m from the Ward Street property boundary, 1.5 m from the south property boundary and 1.2 m from the west property boundary.

**6 Site Coverage**

6.1 The maximum site coverage for all buildings is 41 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings is 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.

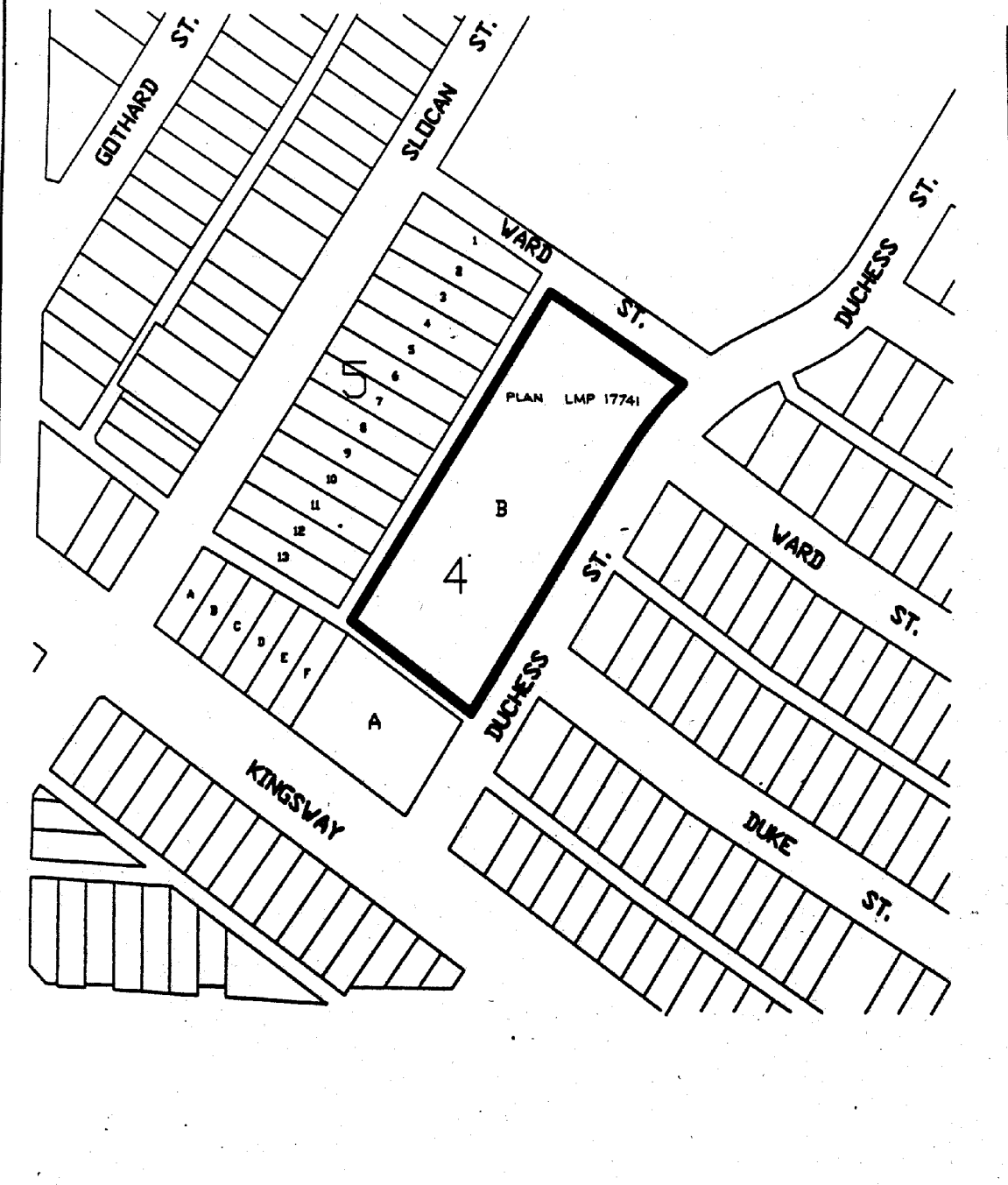
6.3 The maximum site coverage for any portion of the site used for uncovered parking, internal roads and associated vehicular manoeuvring aisles is 21 percent of the site area.

**7 Off Street Parking**

Off-street parking must be provided on the basis of a minimum of 1.1 space for every dwelling unit and 1 additional space for every 200 m<sup>2</sup> of gross floor area, except that no more than 2.2 spaces for every dwelling unit need be provided.

**8** *[Section 8 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. 7325 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (▬) is rezoned:  
From **RS-1** To **CD-1**

**Z-426(c)**

**RZ 4801 Duchess St.**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000



