



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

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# **CD-1 (448)**

*2950 Celtic Avenue*

*(2900, 3000 and 3100 Blocks of Celtic Avenue)*

*By-law No. 9193*

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

**Effective November 23, 2005**

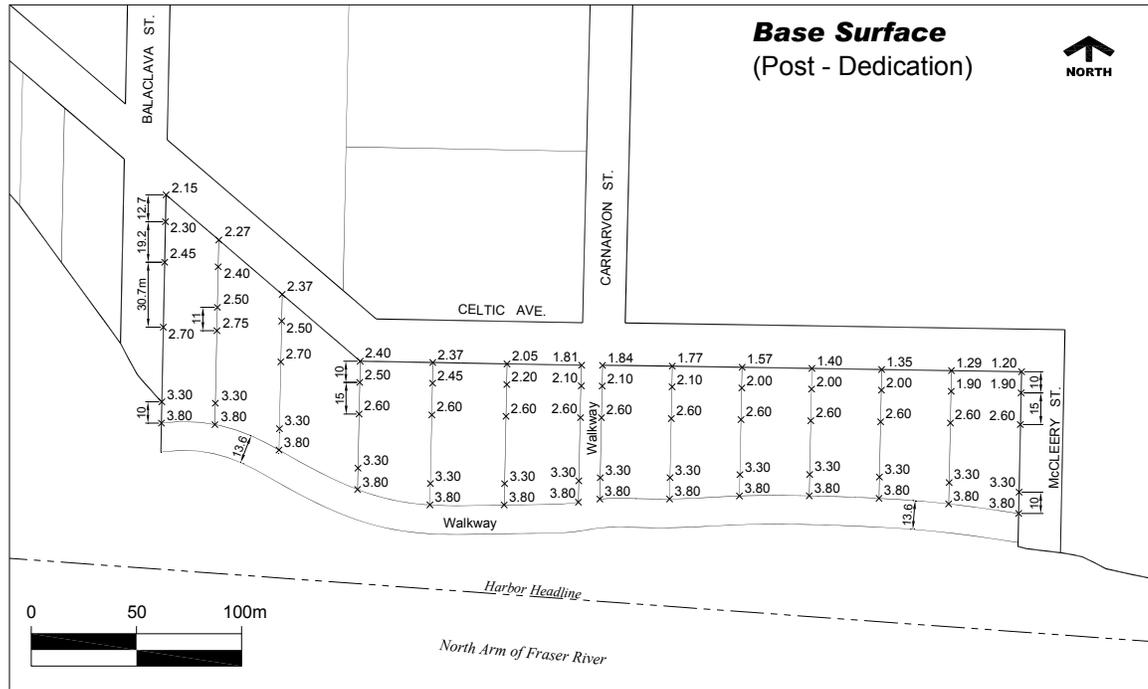
*(Amended up to and including By-law No. 10534, dated July 10, 2012)*

**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 Definitions**

2.1 Words in this By-law have the meanings given to them in the Zoning and Development By-law except that Figure 1, which shows the site after the contemplated consolidation of a portion of McCleery Street and subdivision of dedicated walkway, indicates the geodetic elevation points for determination of Base Surface.

**Figure 1. Base Surface**



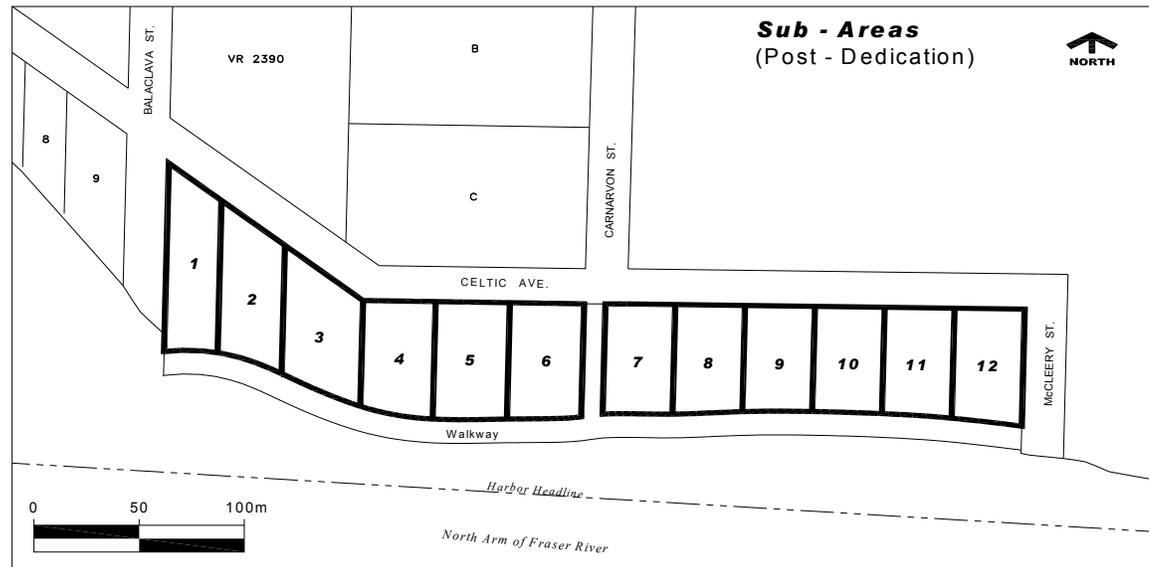
2.2 In this By-law: “stable with hay storage” means a stable, with undeveloped floor area located above the first storey and used solely for the storage of hay. [10108; 10 07 20]

*Note:* Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 9193 or provides an explanatory note.

### 3 Sub-areas

After the consolidation and subdivision referred to in section 2, the site is to consist of the 12 sub-areas illustrated in Figure 2.

Figure 2. Sub-areas



### 4 Uses

4.1 The description of the site shown within the heavy black outline on Schedule A is CD-1 (448).

4.2 Subject to approval by Council 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 (448) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to One-Family Dwelling and One-Family Dwelling with Secondary Suite;
- (b) Agricultural Uses, limited to Stable;
- (c) deposition or extraction of material so as to alter the configuration of the land; and
- (d) Accessory Uses, customarily ancillary to Dwelling Uses or Stable.

### 5 Conditions of Use

In approving any use or development, the Director of Planning must first consider all applicable policies and guidelines adopted by Council and the submission of any advisory group, property owner, or tenant.

### 6 Dwelling Use Calculations

For the purpose of calculating floor space ratio, site coverage, or building width, dwelling use includes garages, covered swimming pools, covered tennis courts, and other accessory buildings to the dwelling use.

### 7 Density

7.1 A sub-area must contain not more than one dwelling use and not more than one stable whether a principal or accessory use.

- 7.2** The floor area of a dwelling must not exceed 464.5 m<sup>2</sup>, of which:
- (a) the floor area of any attached or detached garage must not exceed 60 m<sup>2</sup>;
  - (b) the floor space ratio of other accessory buildings must not exceed 0.015; and
  - (c) in respect of a one-family dwelling with secondary suite, the floor area of the secondary suite must not exceed 70 m<sup>2</sup>.
- 7.3** The floor space ratio of a stable must not exceed 0.04, except that the floor space ratio of a stable with hay storage must not exceed 0.07. [10108; 10 07 20]
- 7.4** A stable may house not more than four horses.
- 7.5** Computation of floor space ratio and floor area in each sub-area must include:
- (a) all floors, including earthen floor, 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.
- 7.6** Computation of floor space ratio and floor area in each sub-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;
  - (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
  - (c) areas of undeveloped floors 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;
  - (d) floor located at or below finished grade with a ceiling height of less than 1.2 m;
  - (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause does not apply to walls in existence prior to March 14, 2000;
  - (f) covered porches if:
    - (i) the Director of Planning first approves the porch design,
    - (ii) they face the street and are located at the first storey,
    - (iii) that portion facing the street is open or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,
    - (iv) the total area of such exclusions does not exceed 8% of the permitted floor area, and
    - (v) the ceiling height, excluding roof structures, of the total excluded area does not exceed 3.1 m measured from the porch floor; and
 [9888; 09 06 16]
  - (g) areas of floor existing, proposed, or as may be extended over open-to-below space located directly below space located directly below sloping roof rafters or a sloped ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists if:
    - (i) the Director of Planning first approves the roof design,
    - (ii) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and
    - (iii) the excluded floor area does not exceed 10% of the permitted floor area.
 [9888; 09 06 16] [10027; 10 04 20]

## **8 Height**

- 8.1** The height of a dwelling must be at least 1.5 storeys but must not exceed 9.1 m and 1.75 storeys, measured from 3.5 geodetic (flood construction level).

**8.2** The height of a stable must not exceed 7.6 m above base surface and one storey, except that the height of a stable with hay storage must not exceed 7.6 m above base surface and 1.75 storeys. [10108; 10 07 20]

**8.3** The height of a garage or other accessory building must not exceed 5.2 m above base surface.

## **9 External Design**

**9.1** The external design of a dwelling roof must be gable, hip, or gambrel.

**9.2** Except for the first storey, the slope of a dwelling roof must be at least 7:12.

**9.3** The slope of a dwelling roof dormer must be at least 4:12.

**9.4** The slope of a stable roof must be at least 4:12.

## **10 Setbacks**

**10.1** The setback from the property line adjacent to Celtic Avenue for a:

- (a) dwelling and any accessory building to a dwelling must be at least 25 m; and
- (b) stable and any accessory building to a stable must be at least 10 m, and must not exceed 25 m.

**10.2** The setback from the side property lines of all sub-areas for a building must be at least 4.5 m.

**10.3** The setback from the south property line for a building must be at least 10 m except that the setback for any accessory building to a dwelling must be at least five m.

## **11 Building Width**

The aggregate building width in each sub-area of all stables, accessory buildings to stables, and accessory buildings to dwellings, viewed from and projected upon the front property line of the sub-area, must not exceed 45% of the width of the sub-area.

## **12 Site Coverage**

**12.1** The sub-area site coverage for a dwelling use must not exceed 344 m<sup>2</sup>.

**12.2** The sub-area site coverage for stable use must not exceed 4%.

**12.3** The area of impermeable materials, including building coverage, must not exceed 40% of a sub-area.

**12.4** Impermeable materials include asphalt, concrete, brick, stone, wood, and the projected areas of the outside of the outermost walls of all buildings including carports, covered porches, and entries but do not include gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly into the soil below.

## **13 Finished Grades**

The maximum finished grades of each sub-area must comply with the base surface plan (Figure 1), except that:

- (a) the Director of Planning, in consultation with the General Manager of Engineering Services, may relax finished grades by not more than 0.3 m to address requirements for storm drainage;
- (b) the Director of Planning, in consultation with the General Manager of Engineering Services, may relax finished grades for the purpose of construction pre-loading of sites on a temporary basis under a time limited permit; and
- (c) a drainage and finished grades plan is to form part of the development permit approval and finished grades are to be consistent with this plan, prior to issuance of occupancy permit.

## **14 Driveways**

- 14.1** A sub-area must include no more than one driveway.
- 14.2** Except for manoeuvring areas adjacent to parking spaces, driveway width must not exceed 4 m.
- 14.3** In each of sub-areas 1, 3, 5, 7, 9 and 11, the setback of the east edge of the driveway must be 1.5 m from the east boundary of the sub-area for a distance of 25 m measured from the Celtic Avenue property line to a point 25 m south of that property line.
- 14.4** In each of sub-areas 2, 4, 6, 8, 10, and 12, the setback of the west edge of the driveway must be 1.5 m from the west boundary of the sub-area for a distance of 25 m measured from the Celtic Avenue property line to a point 25 m south of that property line.
- 14.5** Despite the provisions of sections 14.3 and 14.4, the Director of Planning may relax the required driveway setbacks to address site peculiarities in configuration of boundaries, topography or other similar conditions, if the Director of Planning first considers the intent of this By-law, all applicable policies and guidelines adopted by Council, and the effect on neighbouring properties. [10534; 12 07 10]

## **15 Parking**

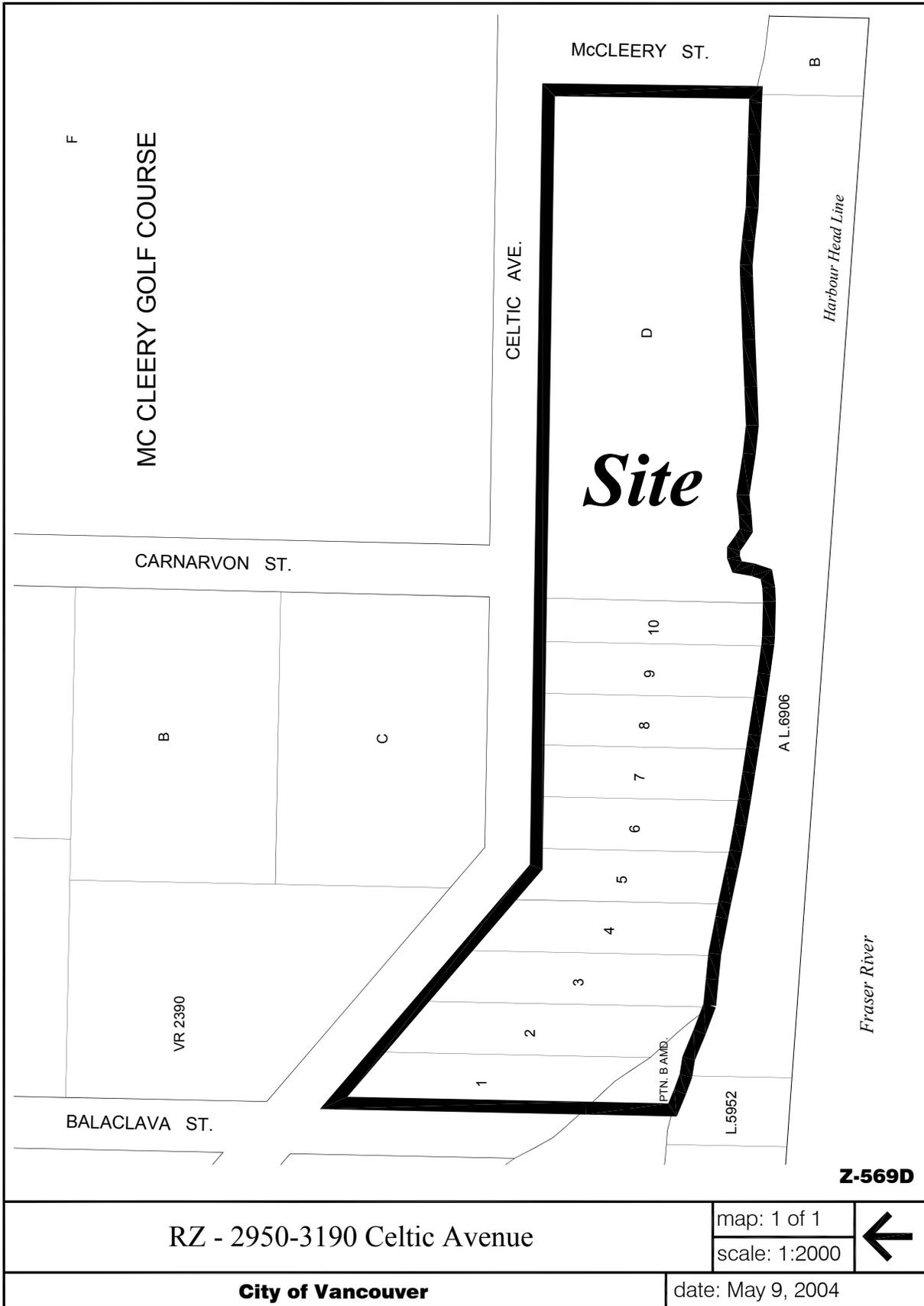
Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxation and exemptions in, the Parking By-law, of off-street parking, except that:

- (a) the number of parking spaces provided for a principal dwelling must not exceed three, and the number of parking spaces provided for a secondary suite must not exceed one;
- (b) there must be one parking space provided for a stable accessory to a dwelling use; and
- (c) there must be one parking space for each two horses provided for a stable that is a principal use.

## **16 Severability**

A decision by a court that any part of this By-law is illegal, void, or unenforceable is not to affect the balance of the By-law.

- 17** *[Section 17 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.]*



RZ - 2950-3190 Celtic Avenue

map: 1 of 1  
scale: 1:2000



**City of Vancouver**

date: May 9, 2004