



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

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# **CD-1 (2)**

*805-1089 East 52nd Avenue*

*By-law Nos. 3632 and 3706*

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

***Effective May 14, 1957 and May 27, 1958***

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

*Note: Amending By-law No. 7404 (enacted March 28, 1995) provides uses and regulations for CD-1 (2) and CD-1 (4) effectively combining the two CD-1 reference numbers. CD-1 (2) contains the consolidated version of the By-law.*

**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 Application**

The provisions of this By-law apply to those areas of land zoned CD-1 by By-law No. 3632 and By-law No. 3706.

[7404; 95 03 28]

**3 Uses**

The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3632 and By-law No. 3706, which areas shall be more particularly and jointly described as CD-1(2), subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) A maximum of 55 dwelling units eligible for government funding as of March 28, 1995 for families of low income in either:
  - (i) Two-Family Dwellings; or
  - (ii) Multiple Dwellings containing no more than 4 units;
- (b) Multiple Dwellings containing a maximum of 54 dwelling units, all of which are eligible for government funding as of March 28, 1995 and limited to occupancy by at least one person aged 55 years and over in each household; and
- (c) Accessory Uses customarily ancillary to the above uses.

[7404; 95 03 28]

**4 Floor Space Ratio**

**4.1** The floor space ratio must not exceed 0.75. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 11 281.4 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

**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; 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.

**4.3** The following will 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, 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.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law Nos. 3632 and 3706 or provides an explanatory note.*

- (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; [7404; 95 03 28] [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]

## **5 Height**

The maximum building height measured above the base surface is 7.4 m and the building must not extend beyond 2 storeys.

[7404; 95 03 28]

## **6 Setbacks**

The minimum setback of

- (a) a building from the north property boundary is 4.5 m;
- (b) a 4-unit multiple dwelling from the north property boundary is 5.2 m;
- (c) a building from East 52nd Avenue is 3.7 m; and
- (d) multiple dwellings containing 4 or more units from East 52nd Avenue is 4.9 m.

[7404; 95 03 28]

## **7 Site Coverage**

**7.1** The maximum site coverage for all buildings is 40 percent of the site area.

**7.2** 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 sun decks.

[7404; 95 03 28]

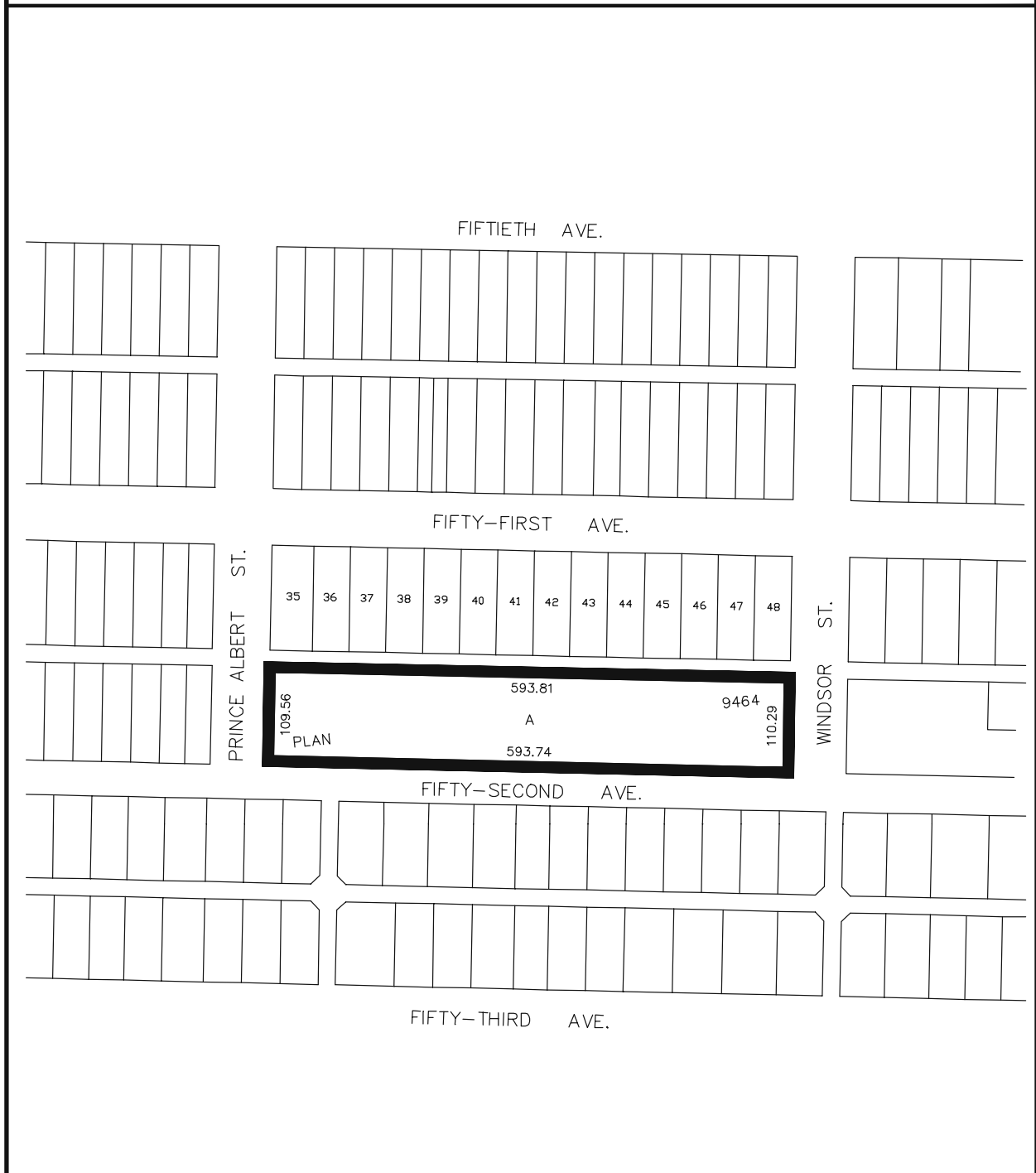
## **8 Off-street Parking**

Off-street parking spaces must be provided, developed and maintained in accordance with the Parking By-law, except that a minimum of 18 underground parking spaces are to be provided for the units which are to be occupied by at least one person aged 55 years and over and 35 surface parking spaces are to be provided adjoining the lane north of East 52nd Avenue, of which at least 29 must be provided for the units for families of low income.

[7404; 95 03 28]

**9** *[Section 9 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.]*

**Proposed Amendment to the Zoning & Development By-law No. 3632**



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

**CD-1 (2) 805 - 997 East 52nd Ave.**

map: 1 of 1

scale: 1:2000



**City of Vancouver**

