



City of Vancouver *Zoning and Development By-law*

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CD-1 (72)

*3150-3370 Rosemont Drive
(Champlain Heights)*

By-law No. 4580

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

Effective October 5, 1971

(Amended up to and including By-law No. 9674, dated June 24, 2008)

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 The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are: town houses and ancillary uses, subject to the provisions of section 3 and to such conditions as Council may by resolution prescribe pursuant to section 565(f) of the Vancouver Charter. [4637; 72 08 01] [4748; 73 12 11] [6593; 89 11 28]

3 The provisions of this section 3 shall apply only to that parcel identified by the number “44” on the plan, marginally numbered Z-135-D, referred to in section 1. [6593; 89 11 28]

3.1 **Uses**

The only uses permitted within the said parcel 44, subject to such condition as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- Senior citizens' housing;
- Community Care Facility; [9674; 08 06 24]
Facility, limited to a maximum of 110 beds;
- accessory uses customarily ancillary to the above use.
[6593; 89 11 28]

3.2 **Floor Space Ratio**

- (a) The maximum floor space ratio, computed in accordance with the applicable provisions of the RT-2 District Schedule, shall be 0.73; [6593; 89 11 28]
- (b) 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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3.3 **Height**

The maximum building height, measured above the base surface, shall be 8.7 m (28.5 feet). [6593; 89 11 28]

3.4 **Site Coverage**

The maximum site coverage for buildings shall be 40 percent of the site area, measured in accordance with the applicable provisions of the RT-2 District Schedule. [6593; 89 11 28]

3.5 **Yards**

A front yard with a minimum depth of 6.1 m, side yards with a minimum width of 7.6 m, and a rear yard with a minimum depth of 6.1 m must be provided except that the front yard minimum depth may be reduced to 4.6 m for a length of 24.4 m at the easternmost part of the development, subject to such conditions as the Director of Planning may deem necessary in order to maintain established mature landscaping and related objectives. (7494; 95 12 05)

3.6 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 18 off-street parking spaces shall be provided. [6593; 89 11 28]

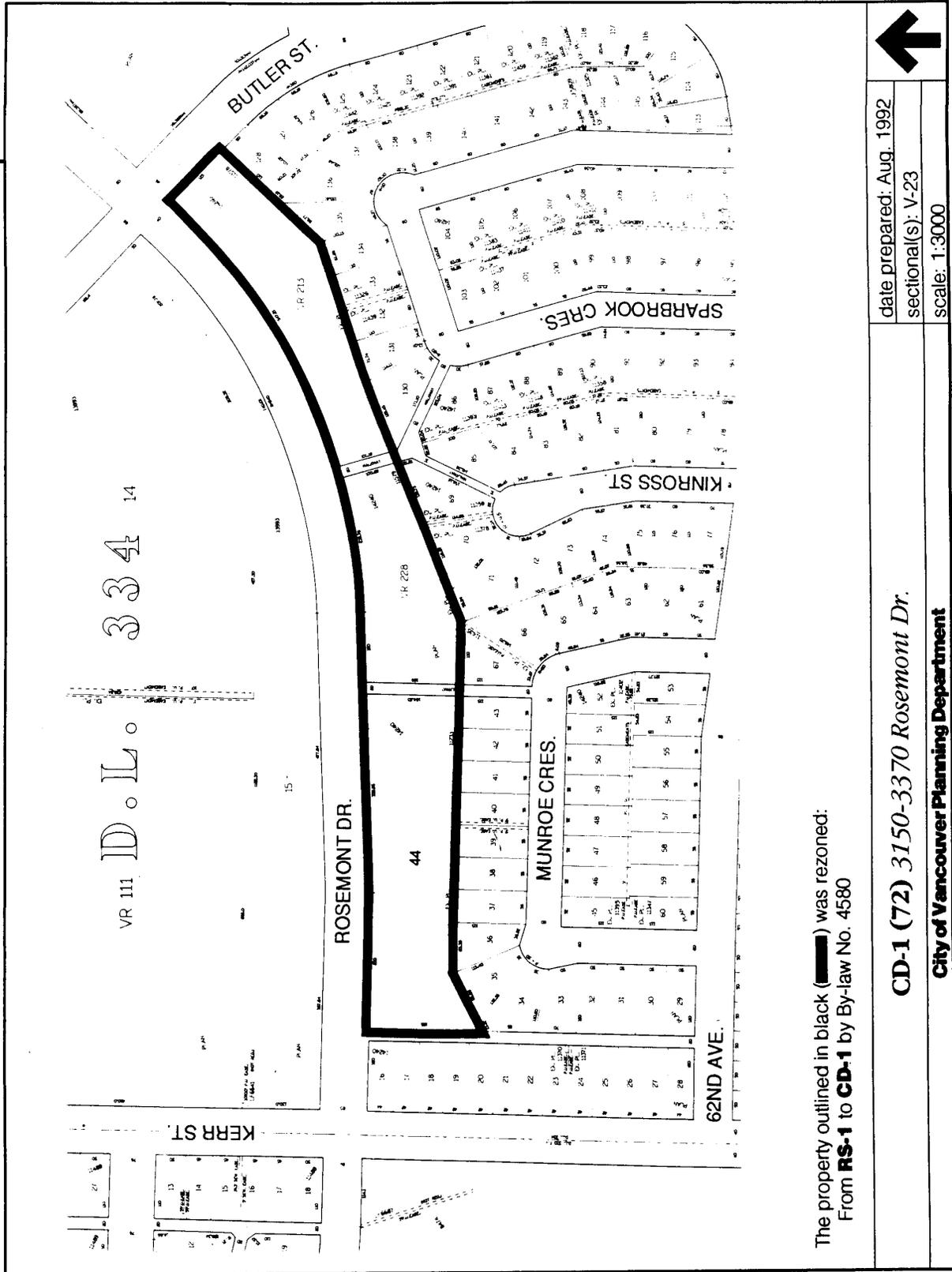
3.7 **Off-Street Loading**

One off-street loading space, to be developed and maintained in accordance with the applicable provisions of the Parking By-law, shall be provided. [6593; 89 11 28]

4 *[Section 4 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4580 or provides an explanatory note.*

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The property outlined in black (█) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4580

date prepared: Aug. 1992
sectional(s): V-23
scale: 1:3000

CD-1 (72) 3150-3370 Rosemont Dr.

City of Vancouver Planning Department