



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

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060  
[planning@vancouver.ca](mailto:planning@vancouver.ca)

## CD-1 (184)

### *Angus West Lands*

### *By-law No. 6063*

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

**Effective November 4, 1986**

*(Amended up to and including By-law No. 9205, dated November 23, 2005)*

**Guidelines:**

*Angus West*

*CD-1 Design Guidelines*

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.]*  
[9205; 05 11 23]

2 **Uses**

The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said area, 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 82 dwelling units consisting of one or two-family dwellings, subject to the following: [9205; 05 11 23]
  - (i) of the total number of dwelling units, a maximum of 16 may be provided in two-family dwellings; and
  - (ii) only one dwelling unit shall be contained within each strata lot.
- (b) Accessory uses customarily ancillary to the above, including gazebos, trellises and entrance gateways, but not including detached garages and carports.

3 **Definition**

For the purpose of this By-law only, site shall mean an area of land consisting of a parcel or lot abutting on a private access road or street, and includes a strata lot.

4 **Floor Space Ratio**

The gross floor space ratio (including private access roads and common open space) for each sub-area, and the net floor space ratio for each strata lot shall not exceed that shown in Table 1 below. For the purposes of this calculation covered porches shall be excluded, otherwise floor space ratio shall be calculated in accordance with the RS-1 District Schedule.

**4.1** 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 section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14] [8298; 01 02 20]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6063 or provides an explanatory note.*

**Diagram 1. F.S.R. and Site Coverage Sub-areas**



[9205; 05 11 23]

**Table 1. FSR and Site Coverage**

SUB-AREAS	GROSS FSR	NET FSR	GROSS SITE COVERAGE	NET SITE COVERAGE
1	0.31	0.56	22.5%	41%
2	0.31	0.56	22.5%	41%
3	0.31	0.51	22.5%	38%
4	0.31	0.58	22.5%	42%
5	0.31	0.51	22.5%	37%
6	0.31	0.51	22.5%	37%
7	0.31	0.50	22.5%	35%

[9205; 05 11 23]

**5 Site Coverage**

The maximum building site coverage for each sub-area shall be in accordance with Table 1 above. For the purposes of this calculation, covered porches shall be excluded, otherwise site coverage shall be calculated in accordance with the RS-1 District Schedule.

**6 Yards**

**6.1** All buildings shall have a minimum front yard setback of 6.1 m (20 feet).

**6.2** All residential buildings shall have a minimum rear yard setback of 5.5 m (18 feet), except that where the rear setback abuts a sub-area boundary or public right-of-way, the minimum setback shall be 6.1 m (20 feet).

**6.3** All buildings shall have a minimum side yard setback of 2.7 m (9 feet) except where the site width measures 16 m (53 feet) or less, where the minimum setback shall be 2.0 m (6.5 feet).

**6.4** Notwithstanding Section 6.3 the side yard setback may be reduced to nil for the common property line of two-family dwellings, provided that minimum sideyard setbacks of 3.7 m (12 feet) are maintained from the outer edges of the building.

## 7 Height

**7.1** The height of a building shall not at any point protrude above an envelope located in compliance with the side building setback regulations and formed by planes vertically extending 4.6 m (15 feet) in height and then extending Inward and upward at an angle of 45° from the horizontal to the line where the planes intersect, provided that the maximum height of a building shall not exceed the lesser of 8.2 m (27 feet) or 1.75 storeys measured from the datum point assigned to each strata lot by the Director of Planning.

**7.2** Notwithstanding Section 7.1, the maximum height of a building shall be 9.1 m (30 feet) for a maximum of 10% of the roof plan area for roofs having a slope of 9:12 or greater.

## 8 Fences

**8.1** For the purposes of this section, the term ‘fence’ shall include arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures, and height shall be measured from any point on the ground level of the site at the structure or fence line.

**8.2** Fences within the front building setback shall not exceed 1.2 m (4 feet) in height.

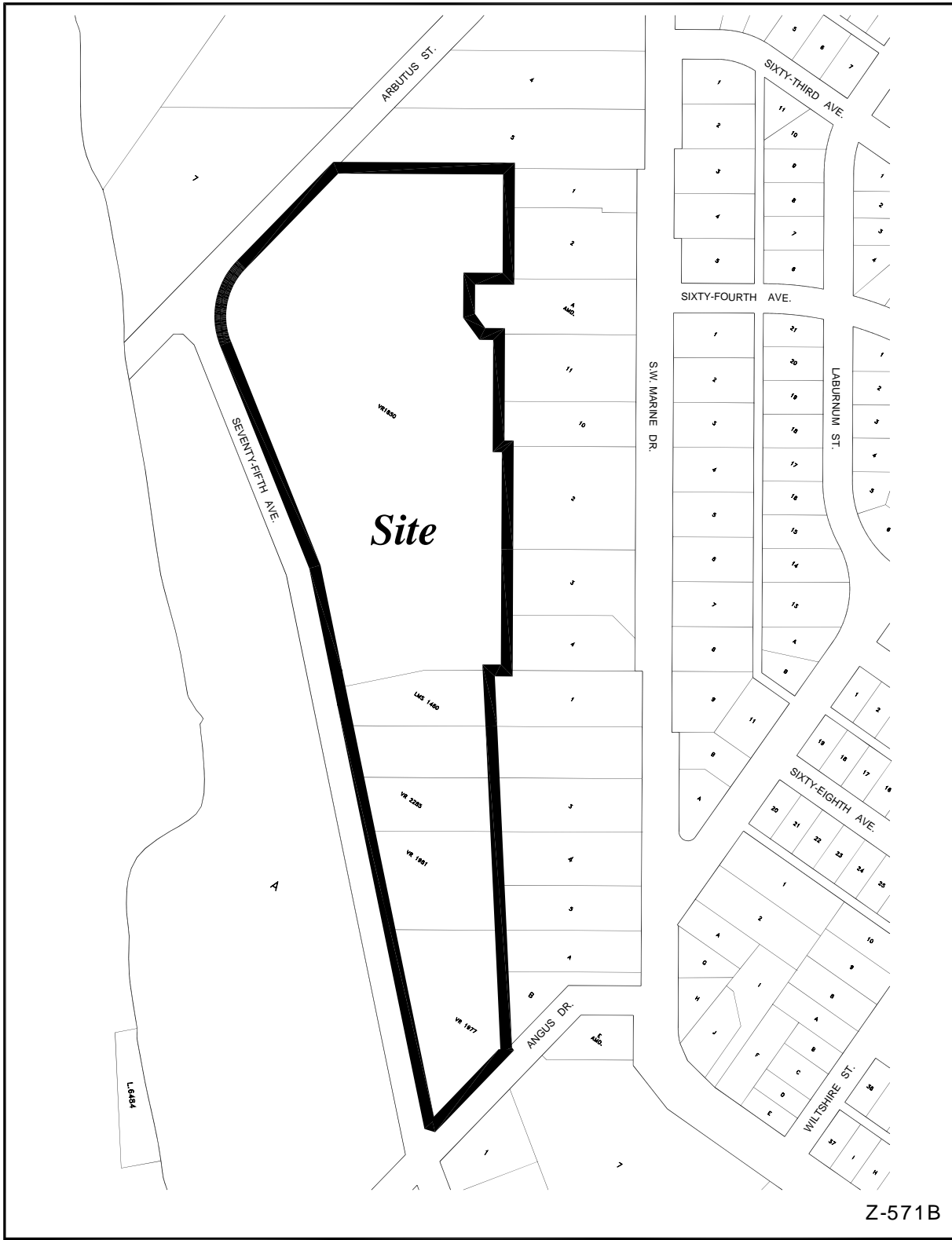
**8.3** Fences within the remaining portions of the site shall not exceed 1.8 m (6 feet) in height.

**8.4** Where the site boundary abuts common open space or common space linkages a maximum of 50% of the common property line can be fenced to a maximum aggregate of 50% of the yard area.

## 9 Parking

A minimum of 2 off-street parking spaces in enclosed garages shall be provided for each unit in accordance with the requirements of the Parking By-law except that an additional 10% of the required number of parking spaces shall be provided for visitor parking within each sub-area.

**10** *[Section 10 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.]*  
[9205; 05 11 23]



Z-571B

<p>RZ - Angus West</p>	<p>map: 1 of 1</p>	
	<p>scale: N.T.S.</p>	
<p>City of Vancouver</p>	<p>date: June 9, 2005</p>	