



# **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 (465)

### *5429-5439 Willow Street*

### *By-law No. 9612*

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

***Effective March 11, 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 Uses

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (465).

**2.2** 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 (465) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

## 3 Density

**3.1** The number of dwelling units on the site must not exceed 10.

**3.2** The floor space ratio for all permitted uses must not exceed 1.0.

**3.3** Computation of floor space ratio must include:

- (a) all floors, including earthen floor, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located; and
- (c) where the distance from a floor to the floor above or, where there is no floor above to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height.

**3.4** Computation of floor space ratio 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, except that the total area of all exclusions must not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading or bicycle storage in a multiple dwelling, those floors or portions thereof not exceeding 6.7 m in length so used, which are at or above base surface, and located in a principal building, to a maximum of 33.2 m<sup>2</sup> for each dwelling unit, or are located below base surface;
- (d) 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,
  - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m, or
  - (iii) under covered verandas or porches as described in subsection (f), and to which there is no permanent means of access;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered verandas or porches if:
  - (i) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
  - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area; and

- (g) 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 subsection (g) does not apply to walls in existence before March 14, 2000.

#### 4 Building height

The building height must not exceed 10.7 m measured from base surface.

#### 5 Setbacks

The setback of the multiple dwelling must be at least:

- (a) 2.13 m from the east front yard property line;
- (b) 1.82 m from the north and south side yard property lines; and
- (c) 0.76 m from the west rear yard property line.

#### 6 Site Coverage

**6.1** The area of impermeable materials, including building coverage, must not exceed 75% of the site area, except that the Director of Planning may increase such coverage if the development provides underground parking.

**6.2** 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, permeable pavers, wood decking with spaced boards 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 to the soil below.

#### 7 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law, except that:

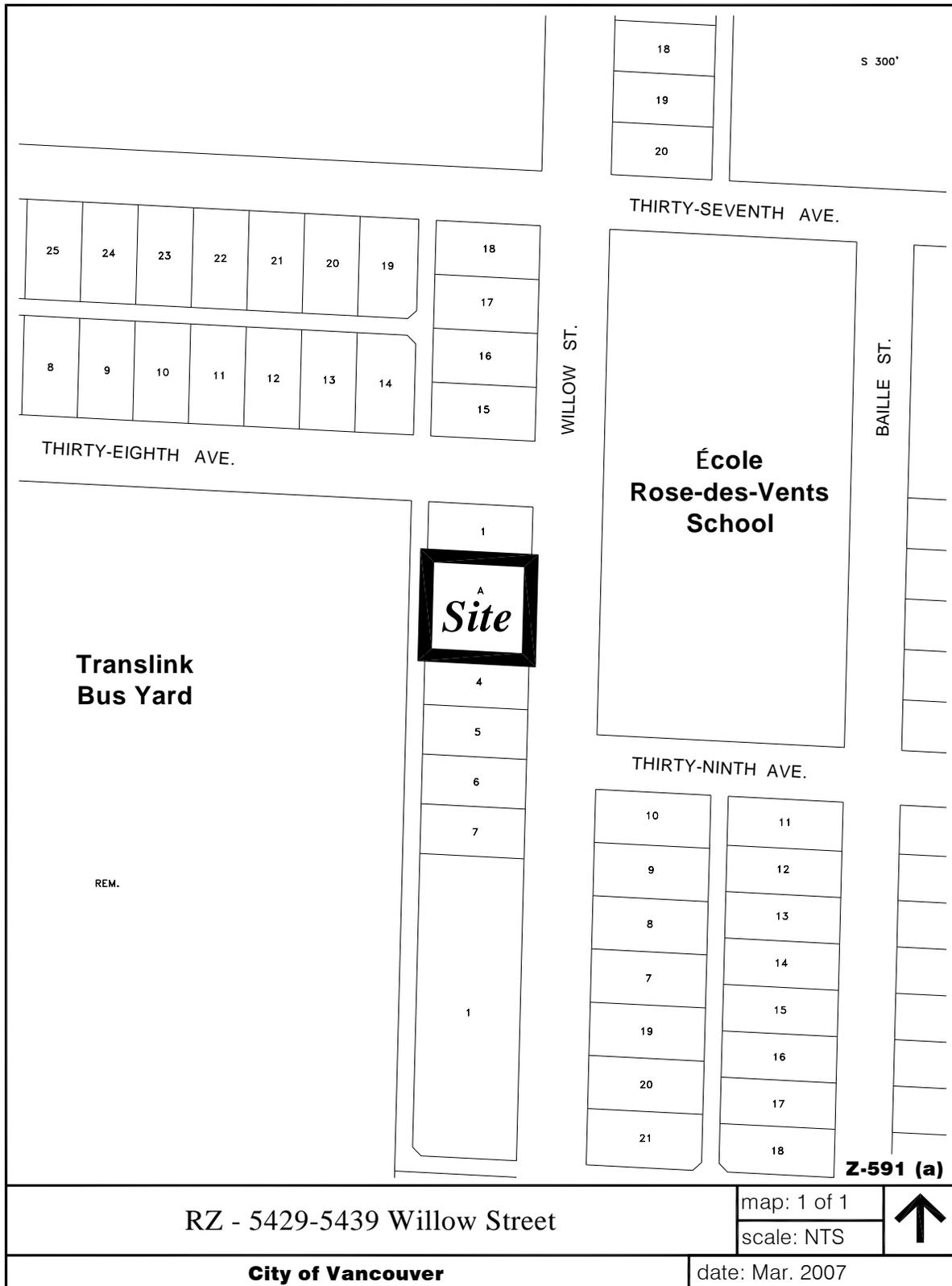
- (a) there must be at least 0.25 parking space for each dwelling unit plus one parking space for every 120 metres of gross floor area;
- (b) despite subsection (a), there need be no more than 2.0 parking spaces for each dwelling unit; and
- (c) despite subsection (a), for sites smaller than 500 square metres or having a maximum floor space ratio of 1.0, there need be only the lesser of the requirement set out in subsection (a) or one parking space for each dwelling unit.

#### 8 Severability

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

9 *[Section 9 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.]*

**Schedule A**



RZ - 5429-5439 Willow Street

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: Mar. 2007