

City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (7A)

***2720 East 48th Avenue and
2691 East 49th Avenue***

By-law No. 3869

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

Effective August 16, 1960

(Amended up to and including By-law No. 11871, dated July 25, 2017)

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-714 (b) attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575. [6455; 89 01 24] [11871; 17 07 25]

2 Uses

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) multiple dwelling; [8125; 99 11 30] [11871; 17 07 25]
- (b) Community Care Facility - Class B, limited to a maximum of 100 care beds, and [9674; 08 06 24]
- (c) Social Service Centre, limited to an adult day care providing drop-in or activity space; and [8125; 99 11 30]
- (d) accessory uses customarily ancillary to the above uses. [6455; 89 01 24]

3 Floor Space Ratio

3.1 The maximum floor space ratio must not exceed the floor space ratio of the buildings existing on the site as of July 25, 2017. [11871; 17 07 25]

3.2 The following will be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 1.2 m both above and below grade level, to be 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, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located. [8125; 99 11 30]

3.3 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, the taking on or discharging of passengers, 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;
- (d) amenity area, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total permitted floor area;
- (e) areas of undeveloped floors which are 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 1.2m; [6455; 89 01 24] [6455; 89 01 24] [8125; 99 11 30]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3869 or provides an explanatory note.

- (f) 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] [8298; 01 02 20]

4 Height

The maximum height, measured above the base surface, shall be the height of the buildings existing on the site as of July 25, 2017. [6455; 89 01 24] [11871; 17 07 25]

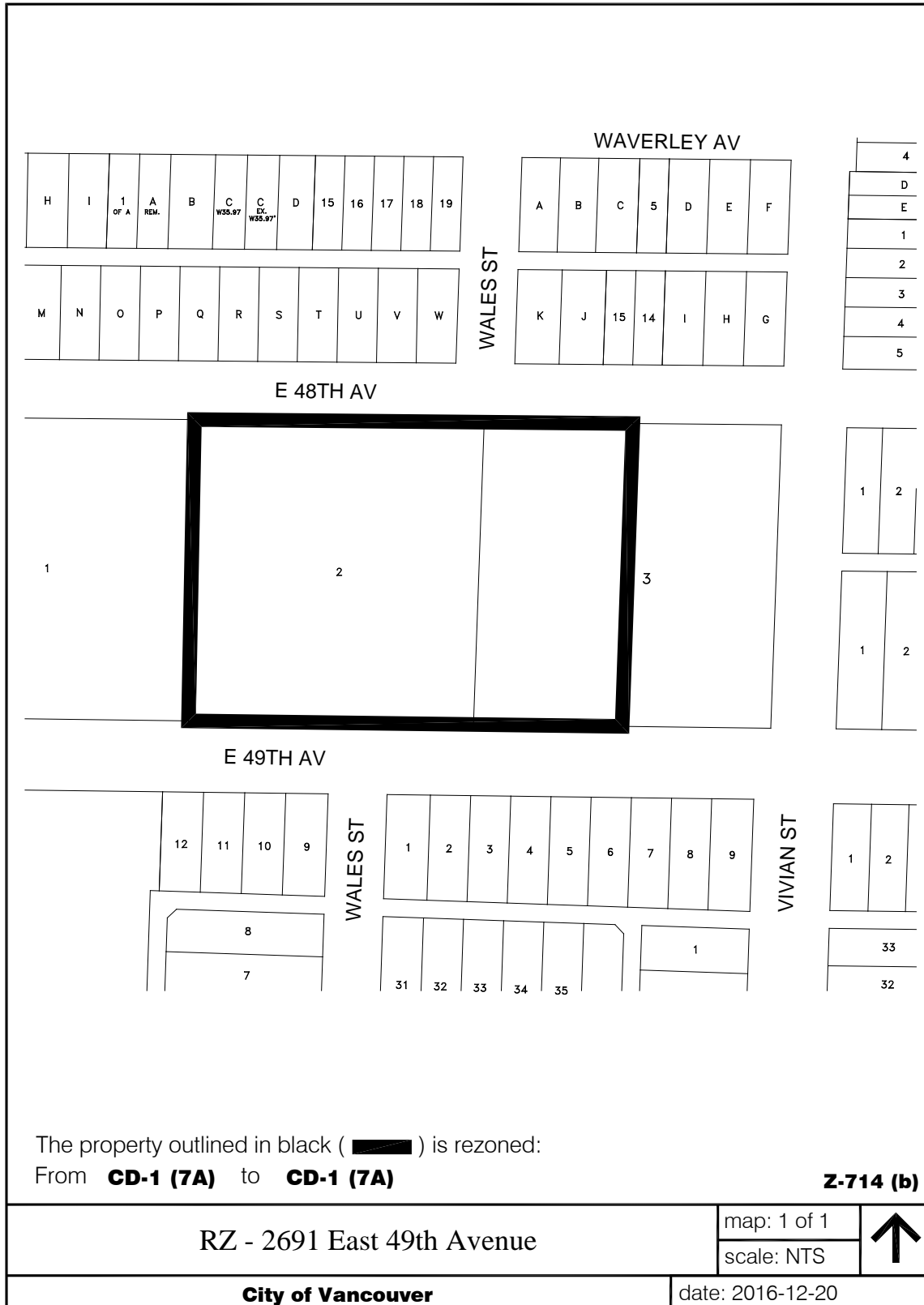
5 Off-Street Parking and Loading

5.1 Parking, loading and bicycle spaces existing on the site as of July 25, 2017 must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [9674; 08 06 24] [11871; 17 07 25]

5.2 The Director of Planning, on advice of the City Engineer, may grant a relaxation in the requirements of section 5.1 where enforcement would result in unnecessary hardship and where he is of the opinion that such relaxation will not adversely impact surrounding developments and residents or the parking needs of visitors to the site. [6455; 89 01 24] [8125; 99 11 30]

6 *[Section 6 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



[11871; 17 07 25]