

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

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## **CD-1 (17)**

*696 West 45th Avenue*

*By-law No. 3983*

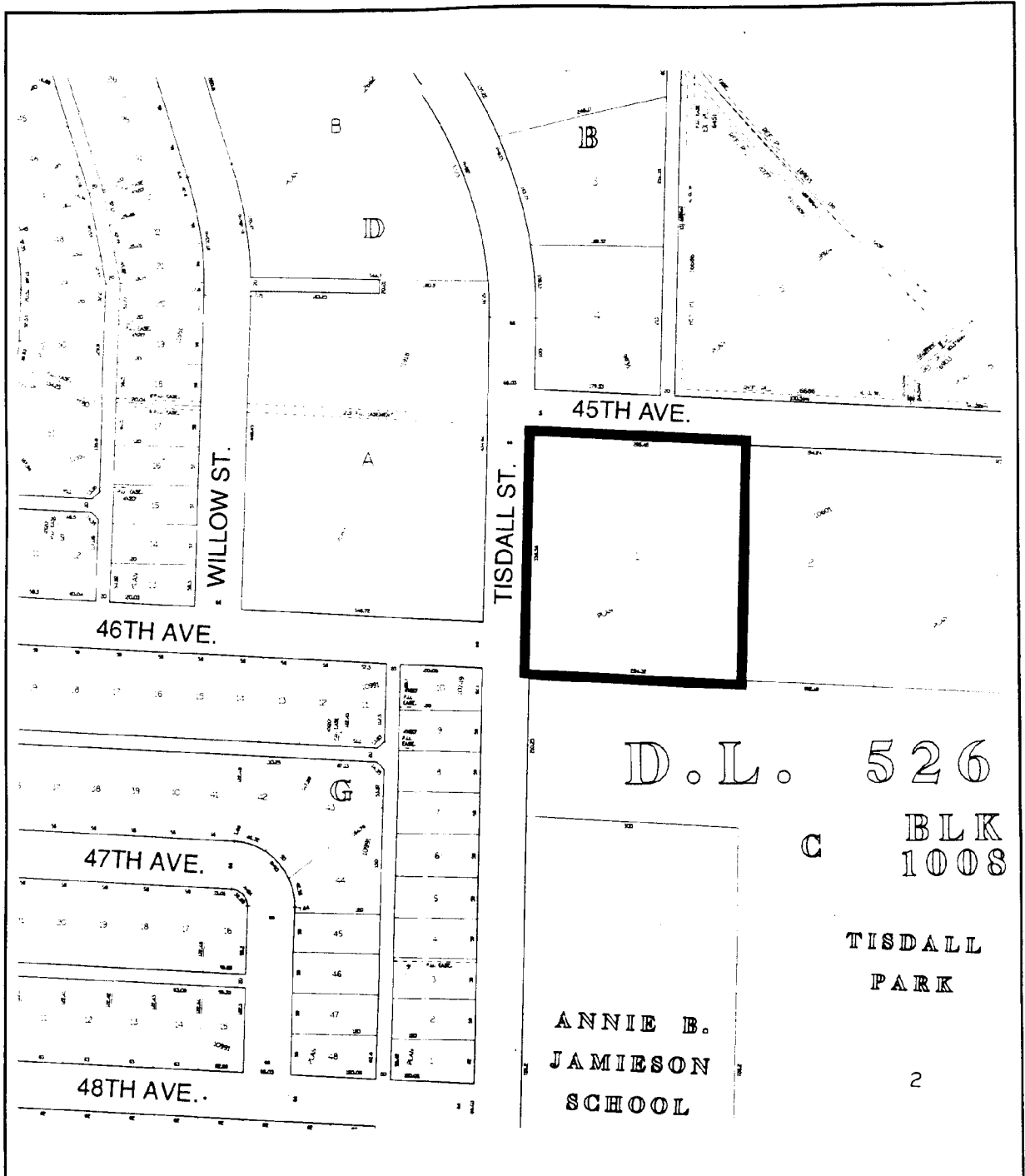
*(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)*

**Effective May 1, 1962**


*(Amended up to and including By-law No. 8169, dated March 14, 2000)*

- 1      **Application**  
 The provisions of the By-law apply to that area of land zoned CD-1 by By-law No. 3983. [5473; 81 09 15]
  
- 2      **Uses**  
 The only uses permitted within the area shown included within the heavy black outline on Schedule D of By-law No. 3983, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
  - (a) an apartment building containing a maximum of 110 dwelling units;
  - (b) a building containing a maximum of 12 townhouses;
  - (c) accessory buildings and accessory uses customarily ancillary to the apartment and townhouse units. [5473; 81 09 15]
  
- 3      **Floor Space Ratio**
  - 3.1      The floor space ratio shall not exceed 1.02.
  - 3.2      The following shall be included in the computation of floor space ratio:
    - (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
    - (b) stairs, 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.
  - 3.3      The following shall be excluded in the computation of the floor space ratio:
    - (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
    - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
    - (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
    - (d) child day care facilities to a maximum floor area of 10 percent of the permitted floor area, provided the Director of Planning, on the advice of the Director of Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; [5473; 81 09 15]
    - (e) 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]
  
- 4      **Height**  
 The maximum height of a building shall be the lesser of three storeys or a vertical distance of 10.973 m (36 feet) measured from the average curb level of the fronting street to the peak of the roof. [5473; 81 09 15]
  
- 5      **Off-Street Parking**  
 Off-street parking spaces shall be provided and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law No. 3575. [5473; 81 09 15]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3983 or provides an explanatory note.



The property outlined in black (■) was rezoned:  
 From **RS-1** to **CD-1** by By-law No. 3983

<b>CD-1 (17) 696 W. 45th Ave.</b>  <b>City of Vancouver Planning Department</b>	date prepared: July 1992	
	sectional(s): O-20	
	scale: 1:2500	

