



City of Vancouver *Zoning and Development By-law*

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CD-1 (41A)

1966 East 19th Avenue

By-law No. 4296

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

Effective April 6, 1967

(Amended up to and including By-law No. 9738, dated October 28, 2008)

1 Zoning District Plan Amendment

The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked as Schedule “D” to the said by-law is hereby amended according to the plans marginally numbered Z-114C, Z-114D, Z-114E, and Z-114F annexed to this by-law and each marked with the letter “D” and collectively forming Schedule “D” of this by-law and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plans annexed hereto; and the various boundaries and districts shown upon the plans hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule “D” of said By-law No. 3575 in so far as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule “D” attached to this by-law is hereby declared to be and shall form an integral part of said plan marked as Schedule “D” to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.

2 Uses

The only uses permitted within the area outlined on Schedule D, subject to such conditions as Council may prescribe by resolution, and the only uses for which the Director of Planning or Development Permit Board, as the case may be, will issue development permits are:

- (a) Dwelling Units;
- (b) Seniors Supportive or Assisted Housing; [9738; 08 10 28]
- (c) Accessory Uses customarily ancillary to the uses listed in this section 2.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.27.

3.2 Computation of floor space ratio must include:

- (a) measurement of all floors including earthen floors of all buildings having a minimum ceiling height of 1.2 m, both above and below ground level, to the extreme outer limits of the building;
- (b) measurement of stairways, fire escapes, elevator shafts, and other features the Director of Planning considers similar, by their gross cross-sectional areas, and measurement of each floor must include all stairways, fire escapes, elevator shafts and, such other features located on that floor.

3.3 Computation of floor space ratio must exclude:

- (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 if 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, except that the maximum exclusion for a parking space must not exceed 7.3 m in length, or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4296 or provides an explanatory note.

- (d) amenity areas including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building 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 1.2 m;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion will be 3.7 m² per unit;
- (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 clause will not apply to walls in existence prior to March 14, 2000.

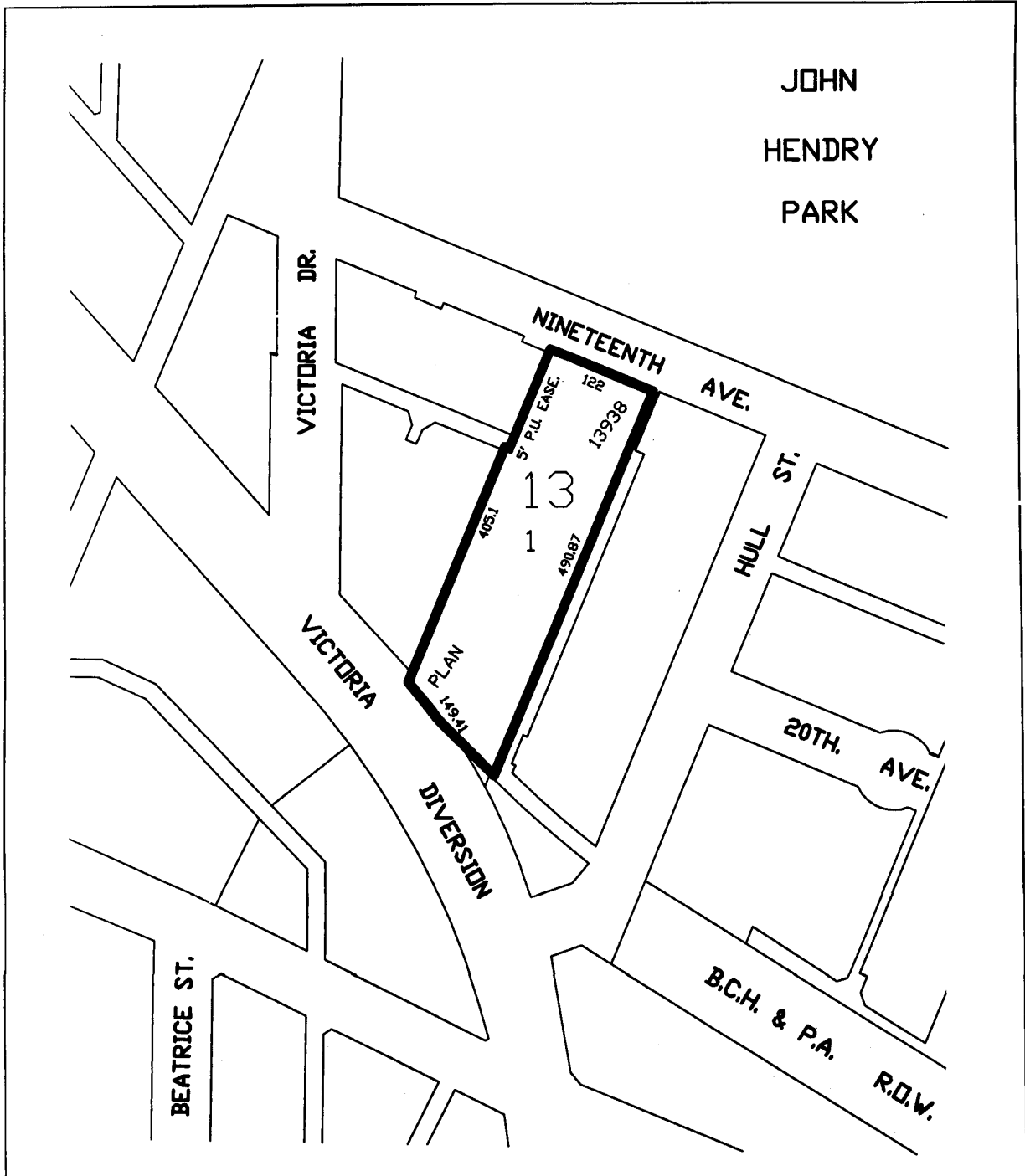
4 Height

The maximum building height measured above base surface must not exceed 14.0 m.


5 Parking

The provision, development, and maintenance of parking within the site must meet the requirements of the Parking By-law, and the provisions for relaxation under the Parking By-law will be available.

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.]*



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4296

CD-1 (41A) 1966 East 19th Ave.	date prepared: Apr.1994	
	sectional(s): T-15	
City of Vancouver Planning Department	scale: 1:2000	