



City of Vancouver *Zoning and Development By-law*

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CD-1 (106)

*49th Avenue and Boundary Road
(Champlain Heights)*

By-law No. 4918

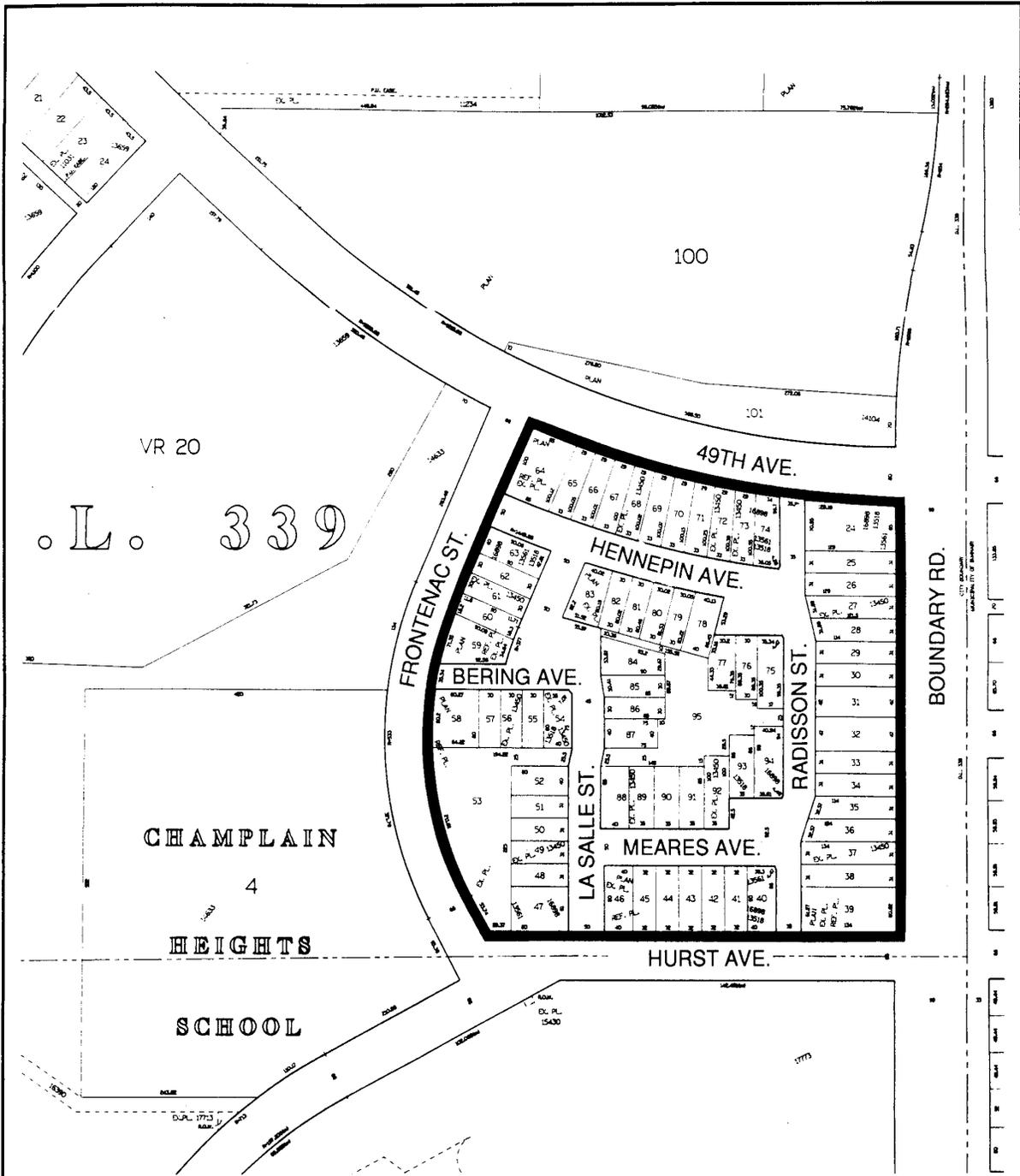
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective November 25, 1975

(Amended up to and including By-law No. 9414, dated December 12, 2006)

- 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 The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are one-family dwellings or one-family dwellings with secondary suite and customarily ancillary uses, including off-street parking, subject to such conditions as Council may by resolution prescribe. [9414; 06 12 12]
- 3 The floor space ratio shall not exceed 0.60. In computing the floor space ratio, all floors whether earth floors or otherwise (with ceilings or more than 4 feet in height) of all buildings shall be included both above and below ground measured to the extreme outer limits of the buildings except for the parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purposes herein, the gross cross-sectional areas of stairways, fire escapes, chimneys, and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurements, provided the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurements provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.
- 3.1 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]
- 4 The number of one-family dwellings and one-family dwellings with secondary suite, combined, must not exceed eight per acre. [9414; 06 12 12]
- 5 The height of any one-family dwelling or one-family dwelling with secondary suite must not exceed two storeys and a cellar or one storey and a basement. [9414; 06 12 12]
- 6 Each one-family dwelling or one-family dwelling with secondary suite must have 1.5 off-street parking spaces except for a building constructed after April 20, 2004 which must have at least two off-street parking spaces. [5049; 76 12 14] [9414; 06 12 12]
- 7 *[Section 7 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4918 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
From **RS-1** to **CD-1** by By-law No. 4918

CD-1 (106) 49th Ave. & Boundary Rd. City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): W-22	
scale: 1:2500		