



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

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## CD-1 (123)

*4452-4460 West 2nd Avenue*

*1980 Sasamat Street*

*By-law No. 5028*

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

***Effective November 9, 1976***

*(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 detached one-family dwellings or one-family dwellings with secondary suite not to exceed 7 one-family dwellings and one-family dwellings with secondary suite combined on Lot 7 except Part included in Plan 9226, of Lot 4, Block 138, District Lot 540, Plan 6258, and not to exceed 5 one-family dwellings and one-family dwellings with secondary suite combined on Subdivision “B” of Lot 1, Block 138, District Lot 540, Plan 6027, and customarily ancillary uses, 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 of 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 parking areas the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, 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 floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be (excluded from floor area measurement 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 height of any building shall not exceed 2 storeys Plus basement or cellar.
- 5 Each one-family dwelling or one-family dwelling with secondary suite must have two off-street parking spaces. [9414; 06 12 12]
- 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.]*

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5028 or provides an explanatory note.*

The property shown below ( — ) outlined in black is rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

