



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

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## CD-1 (143)

*2421-2581 Eddington Drive*

*4508-4652 Puget Drive*

***By-law No. 5416***

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

***Effective November 18, 1980***

*(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 **Uses**

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:

- (a) One-family dwellings or one-family dwellings with secondary suite; [9414; 06 12 12]
- (b) Accessory uses customarily ancillary to the above, including off-street parking; and subject to such conditions as Council may by resolution prescribe.

3 **Floor Space Ratio**

The floor space ratio for habitable space, including that permitted in Section 10.15.1 of Zoning and Development By-law No. 3575, shall not exceed 0.45.

The floor space ratio for non-habitable space as regulated by Section 10.15.2 of Zoning and Development By-law No. 3575 shall not exceed 0.15.

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

- (a) all floors having a minimum ceiling height of 4 feet (1.219 m), including earthen floor, both above and below ground 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.

The following shall be excluded in the computation of floor space ratio:

- (a) balconies, canopies, sun decks and other features which the Director of Planning considers similar, permitted to a maximum total area of 8 percent of the 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) 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 **Site Coverage**

The maximum site coverage for buildings shall be 50 percent of the site area.

5 **Height**

The maximum height of a building shall not exceed 25 feet (7.620 m) as measured from a base surface determined by the building grades at the corners of the site, provided that:

- (a) no portion of a building within that area of the site identified by the letter “a” on Map 1 shall extend above a horizontal plane having an elevation of 12 feet (3.658m) to be measured, for each site within this area, from the corner of the site having the lowest building grade along the fronting street;
- (b) no portion of a building within that area of the site identified by the letter “b” on Map 1 shall extend above a horizontal plane having an elevation of 8 feet (2.438 m) to be measured, for each site within this area, from the corner of the site having the lowest building grade along the fronting street;

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5416 or provides an explanatory note.*

- (c) no portion of a building shall extend above a 40 degree angle of sunlight measured above a horizontal plane from the lowest building grade along the northerly boundary of that portion of the lane immediately opposite each site. For the purpose of this section, that portion of the lane immediately opposite each site shall be determined by a true north projection from all points along the site boundary adjoining the lane;
- (d) where development is permitted in a required sideyard, the maximum height of a building shall be 10 feet (3.048m) as measured from the base surface.

## 6 Yards

Front and rear yards shall be provided having a minimum depth as indicated on Map 2, provided that where a roof terrace is provided on a garage and located adjacent to a habitable room, a garage shall be permitted to encroach into the required rear yard, subject to the height and side yard provisions of this By-law.

Sideyards shall be provided as follows for the proposed lots indicated on Map 3:

- (a) Lots 2 to 14, inclusive:
- (b) a nil easterly side yard and a westerly side yard having a minimum width of 1/3 of the width of the lot, provided that the Development Permit Board may permit an easterly side yard having a maximum width of four feet (1.219 m), subject to the following:
  - (i) provision of a westerly side yard having a minimum width of 16 feet (4.877 m); and
  - (ii) maintenance of privacy regarding the adjoining easterly site.
    - Lots 15 to 17, inclusive:
      - a side yard, on both the easterly and westerly sides, having a minimum width of 5 feet (1.524 m).
    - Lots 1 and 18:
      - a westerly side yard having a minimum width of 5 feet (1.524 m) and an easterly side yard having a minimum width of 10 feet (3.048 m).

The Development Permit Board may permit habitable and non-habitable space, including garages, to encroach into a required westerly side yard for Lots 2 to 14, inclusive, subject to the following:

- (a) in no case shall the side yard provided be less than 10 feet (3.048 m); and
- (b) a terrace shall be provided on the total roof of every encroachment, be located adjacent to a habitable room, and have direct access of sufficient width from the adjoining grade; and
- (c) the height of every encroachment shall in no case exceed 10 feet (3.048 m) measured from the base surface, described in the Section of this By-law entitled "Height", to the surface of the roof terrace.

## 7 Off-street Parking and Vehicular Access

Each one-family dwelling or one-family dwelling with secondary suite must have at least two off-street parking spaces with access from the lane. The location and design of all off-street parking spaces and vehicular access thereto is to be approved by the Development Permit Board, having particular regard to the approved development plan and design guidelines. [9414; 06 12 12]

## 8 Landscaping

All development permit applications shall be accompanied by the submission of a detailed landscape plan in accordance with the approved development plan and design guidelines.

## 9 Repealed

[9414; 06 12 12]

## 10 Foundations and Retaining Walls

All foundations and retaining walls shall be designed by a certified structural engineer. The location and non-structural design of all foundations and retaining walls shall be approved by the Development Permit Board, having particular regard to the approved development plan and design guidelines.

11 Design Approval

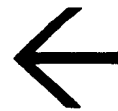
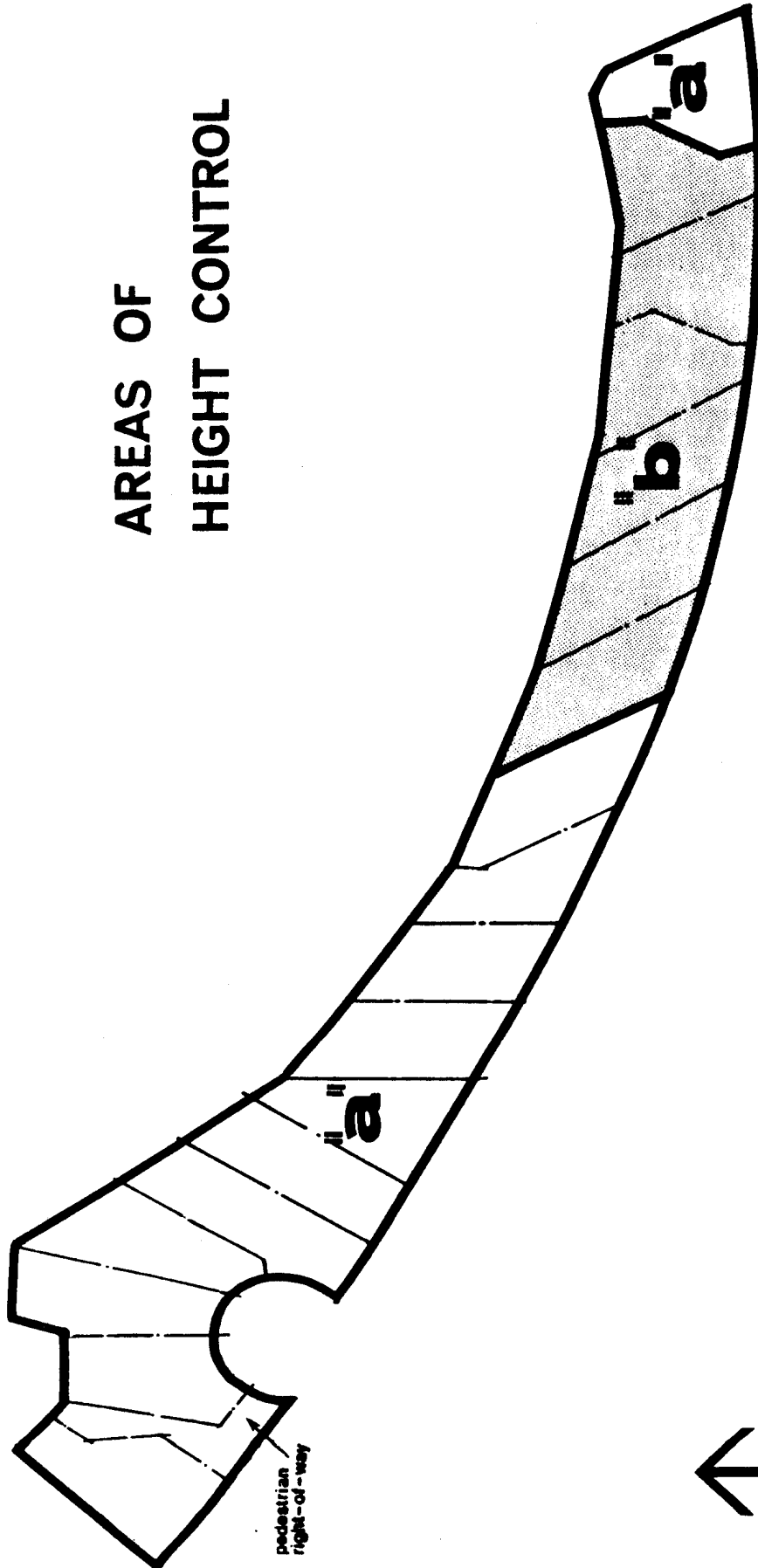
All development permit applications shall be accompanied by a scale model and require the approval of the Development Permit Board which shall, in exercising its jurisdiction, have particular regard to the following:

- (a) the advice received from the Development Permit Staff Committee and the Urban Design Panel;
- (b) the approved development plan and design guidelines, including the overall form of development, exterior finishes, window treatment, paving and landscaping, the usefulness of outdoor open space, privacy, overview and roofscape treatment.

12 *[Section 12 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.]*

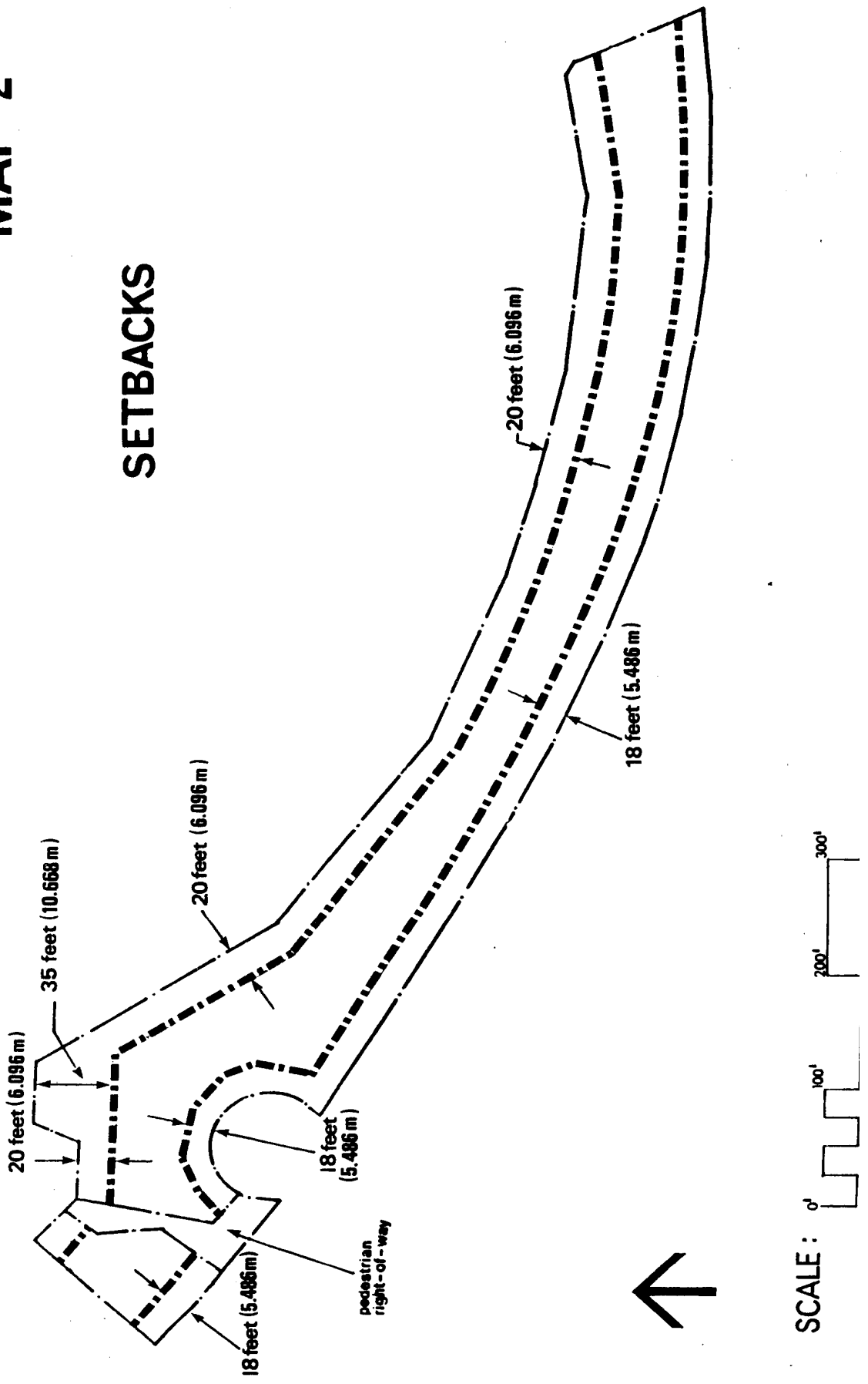
# MAP 1

## AREAS OF HEIGHT CONTROL



# MAP 2

## SETBACKS



# MAP 3

## PROPOSED LOTS FOR SIDE YARD DETERMINATION

