



City of Vancouver *Zoning and Development By-law*

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CD-1 (145)

2898 East 22nd Avenue

By-law No. 5420

(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. 8298, dated February 20, 2001)

- 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:
- Uses:
Senior Citizens housing comprising a maximum of 41 units, and accessory uses customarily ancillary thereto, including off-street parking;
- and subject to such conditions as Council may by resolution prescribe. [5477; 81 10 06]
- 3 **Floor Space Ratio**
Not to exceed 1.20.
- In computing the floor space ratio, all floors having a minimum ceiling height of 4 feet (1.219 m), including earthen floor, both above and below ground level, shall be included and measured to the extreme outer limits of the buildings.
- For the purposes of this By-law 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.
- Parking areas, the floor of which is at or below the highest point of the finished grade around the building, shall be excluded from floor space ratio computation.
- 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 eight percent 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]
- 4 **Site Area Coverage**
Not to exceed 46 percent.
- 5 **Height**
Not to exceed 35 feet (10.663 m) nor three storeys plus a cellar, whichever is less, measured from the average grade at the property line along East 22nd Avenue.
- 6 **Off-street Parking and Loading**
Spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every six units.
- 7 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to 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. 5420 or provides an explanatory note.*

