



City of Vancouver *Zoning and Development By-law*

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CD-1 (153)

4210-4290 Nautilus Close

By-law No. 5597

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

Effective November 23, 1982

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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 included within the heavy black outline on Schedule “A” is rezoned CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) a maximum of 16 dwelling units, which shall be family-oriented, single-family detached units;
- (b) accessory uses customarily ancillary to the above.

3 **Floor Space Ratio**

3.1 The floor space ratio shall not exceed 0.60.

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

- (a) all floors having a minimum ceiling height of 1.219 m (4 feet), including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, 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.

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

- (a) balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of 8% of the permitted 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, based on the projected area of the outside of the outermost walls of all buildings but excluding steps, eaves, cantilevered balconies and sundecks, shall be 35% of the site area. [5690; 83 07 12]

5 **Separations and Setbacks**

5.1 Buildings shall be placed on the site so that there is a minimum of 2.438 m (8 feet) between them.

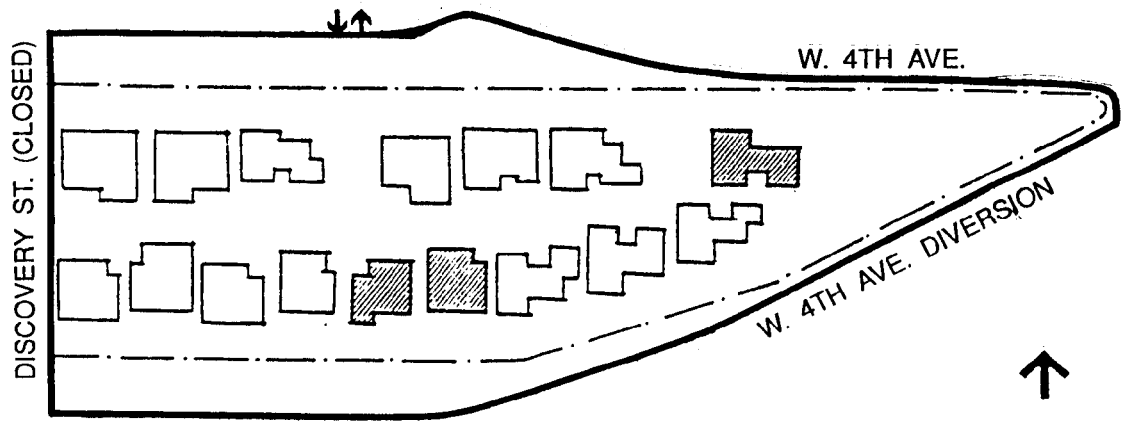
5.2 No building shall be located within 53.627 m (176 feet) of the junction of West 4th Avenue and West 4th Avenue Diversion.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5597 or provides an explanatory note.*

6 Height

The maximum height of a building shall be 10.668 m (35 feet) measured in accordance with the provisions of the Zoning and Development By-law, but shall not encompass more than 2 storeys plus a basement in the case of the buildings shown shaded on Diagram 1 below nor more than 2 storeys plus a cellar in the case of all other buildings. [5690; 83 07 12]

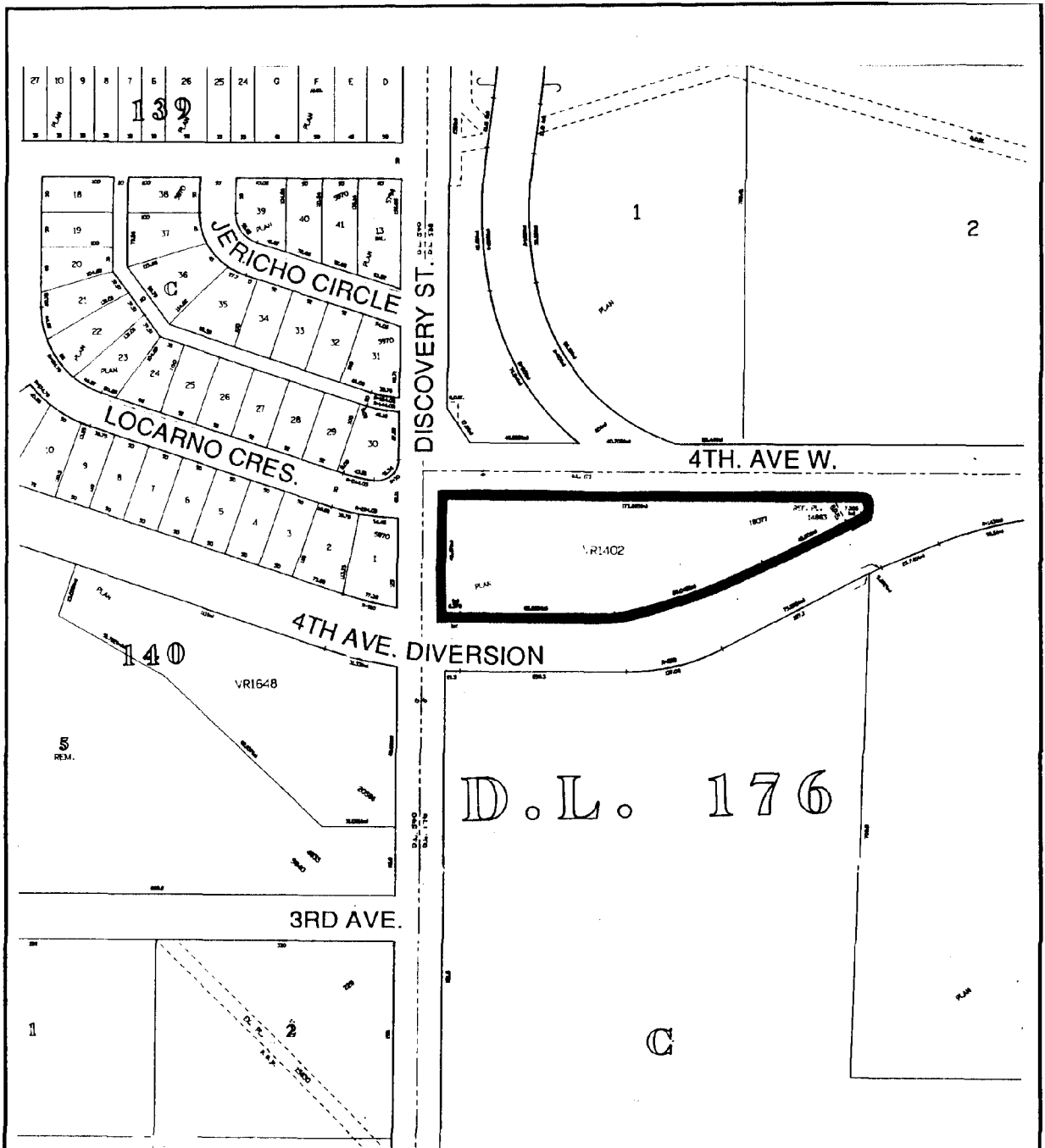
Diagram 1




7 Off-street Parking

A minimum of 2 fully enclosed off-street parking spaces shall be provided with each dwelling unit, and a minimum of 10 off-street parking spaces shall be provided for the use of visitors. All spaces shall be developed and maintained in accordance with the applicable provisions of Section 12 of the Zoning and Development By-law. [5690; 83 07 12]

8 [Section 8 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.]



The property outlined in black (█) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5597

CD-1 (153) 4210-4290 Nautilus Close City of Vancouver Planning Department	date prepared: July 1992	
	sectional(s): G-11	
scale: 1:2500		