



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

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## CD-1 (192)

*Charles/Adanac*  
*(3601-3699 William Street)*  
***By-law No. 6169***

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

***Effective July 7, 1987***

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

***Guidelines:***

*Charles /Adanac*

*Zero Side Yard Single-Family Design Guidelines*

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 included within the heavy black outline on Schedule “A” is rezoned to CD-1, and the only uses permitted within the said 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 15 one-family dwellings or one-family dwellings with secondary suite; [9414; 06 12 12]
- (b) accessory buildings customarily ancillary to the above use provided that:
  - (i) no accessory building exceeds 3.658 m (12 ft.) in height measured to the highest point of a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.572 m (15 ft.) in height;
  - (ii) all accessory buildings are located in the rear yard and in no case are less than 1.524 m (5 ft.) from the flanking street, subject also to the provisions of section 11.1 of the Zoning and Development By-law;
  - (iii) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 40.876 ml (440 sq. ft.); and
  - (iv) not more than 80 percent of the width of the rear yard of any of site is occupied by accessory buildings.
- (c) accessory uses customarily ancillary to the above uses.

3 **Site Area**

The minimum site area for a one-family dwelling shall be 241.55 m<sup>2</sup> (2,600 sq. ft.).

4 **Height**

In no case shall the maximum height of a building exceed the lesser of 7.62 m (25 ft.) or two storeys.

5 **Yards**

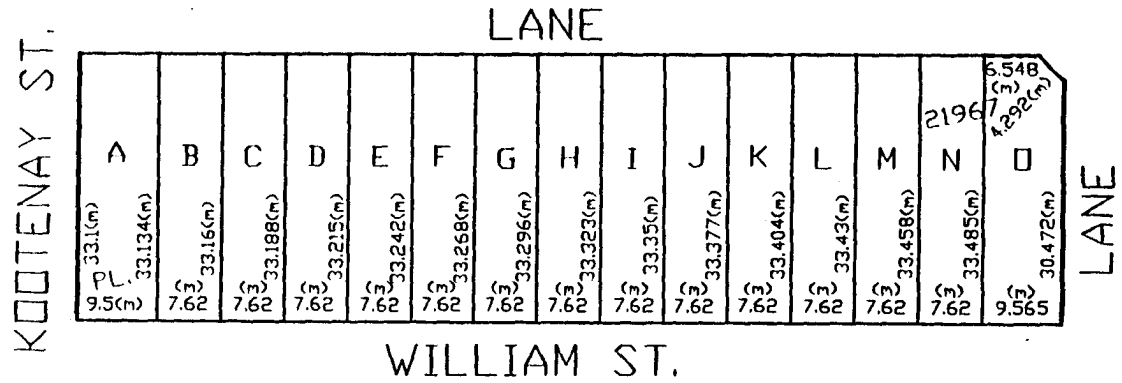
A front yard with a minimum depth of 6.096 m (20 ft.) shall be provided.

A side yard with a minimum width of 1.524 m (5 ft.) shall be required on one side of the building only, except that the following additional regulations shall apply to lots A and O on Diagram 1: [7219; 93 11 02]

- (a) for lot A, a side yard with a minimum width of 10 percent of the width of the site shall be provided on the west property line; and [7219; 93 11 02]
- (b) for lot O, a side yard with a minimum width of 10 percent of the width of the site shall be provided on the east property line. [7219; 93 11 02]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6169 or provides an explanatory note.*

Diagram 1



A rear yard with a minimum depth of 9.144 m (30 ft.) shall be provided.

6 Floor Space Ratio

The floor space ratio for each site shall not exceed 0.60, calculated in accordance with the RS-1 District Schedule.

- 6.1 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]

7 Site Coverage

The maximum site coverage for buildings, parking areas and driveways shall be 50 percent of the site areas, calculated in accordance with the RS-1 District Schedule.

8 Off-street Parking and Loading Spaces

Off-street parking and loading spaces shall be provided and maintained in accordance with the provisions of the Parking By-law, except that a minimum of one space per one-family dwelling or one-family dwelling with secondary suite shall be provided. [9414; 06 12 12]

- 9 [Section 9 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.]

