



**City of Vancouver** *Zoning and Development By-law*  
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## **CD-1 (291)**

*2955 Horley Street*

*By-law No. 7091*

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

**Effective April 6, 1993**

*(Amended up to and including By-law No. 8824, dated April 6, 2004)*

- 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, which area shall be more particularly described as CD-1(291), 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) Multiple Dwellings, containing a maximum of 92 dwelling units eligible for government funding as of April 6, 1993 and limited to occupancy by at least one person that meets the age criteria of the senior government subsidized housing program for seniors;
  - (b) Multiple Dwelling or Dwellings, containing a maximum of 45 dwelling units;
  - (c) Multiple Dwelling, containing a maximum of 37 dwelling units limited to occupancy by at least one person that meets the age criteria of the senior government subsidized housing program for seniors;
  - (d) Seniors Supportive or Assisted Housing;
  - (e) Accessory Uses customarily ancillary to the above uses.
- [8824; 04 04 06]

### **3 Floor Space Ratio**

- 3.1** The floor space ratio shall not exceed 1.05. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 11 897 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.
- 3.2** The following shall be included in the computation of floor space ratio:
- (a) all floors having a minimum ceiling height of 1.2 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.
- 3.3** The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
  - (d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building floor area;
  - (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
  - (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 7091 or provides an explanatory note.*

- (g) 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 Setbacks**

The minimum setback of a building from the Horley Street or Euclid Avenue property boundary shall be 7.3 m.

The minimum setback of a building from a lane shall be 7.6 m.

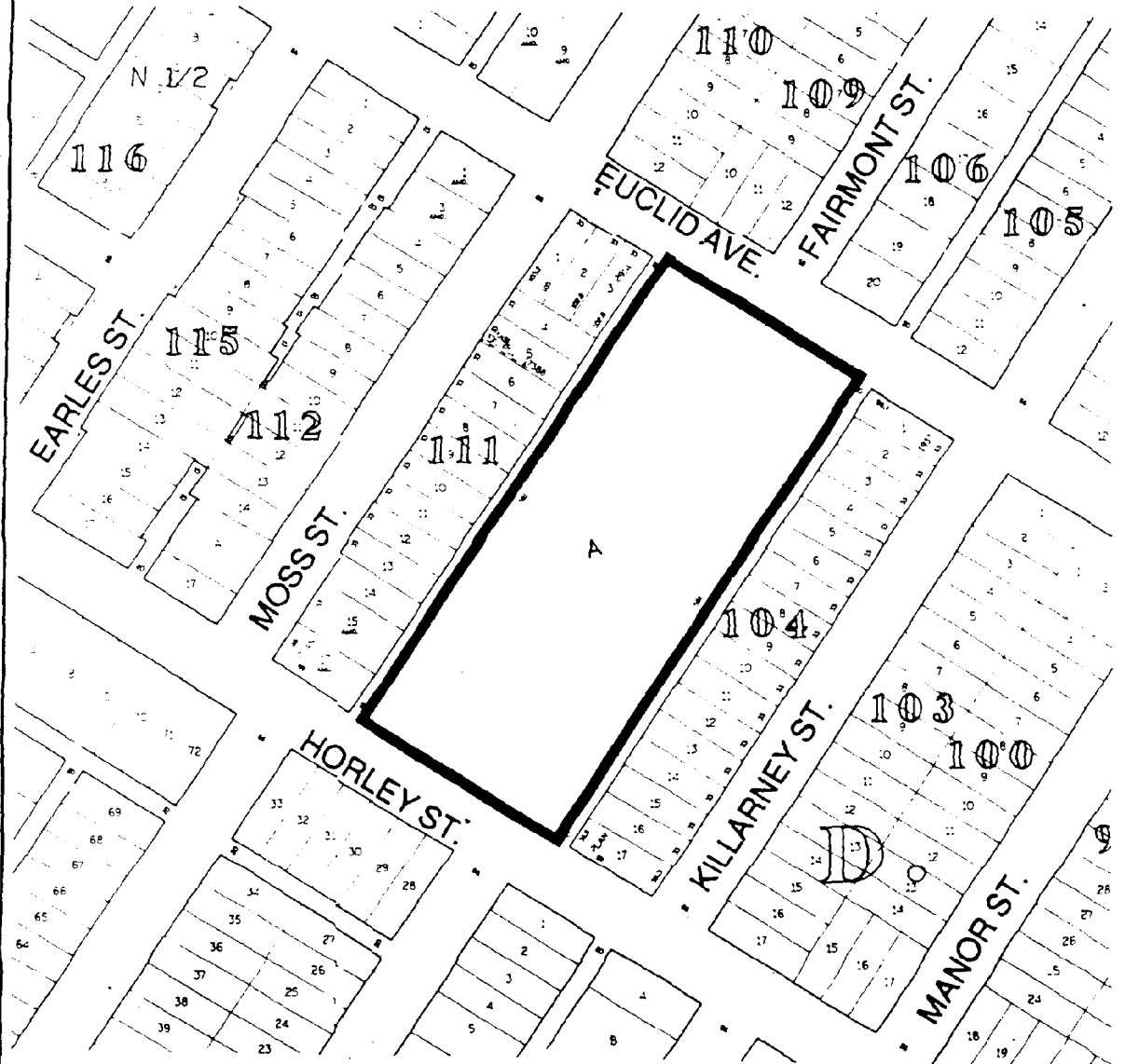
#### **5 Off-Street Parking and Loading**


Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that:

- (a) a minimum of 1 off-street parking space shall be provided for every six dwelling units which are eligible for government funding or secured by covenant as seniors rental units;
- (b) for other dwelling units a minimum of 1.1 spaces and one additional space for each 200 m<sup>2</sup> of gross floor area of these units shall be provided, except that no more than 2.2 spaces for these dwelling units need be provided; and
- (c) no loading spaces shall be required.

#### **6** *[Section 6 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.]*

BY-LAW No. 7091 BEING A BY-LAW TO AMEND BY-LAW No. 3575  
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black (  ) is rezoned:  
From **RS-1** To **CD-1**

**Z-401 (b)**

**RZ-2955 Horley St.**

map: 1 of 1

**City of Vancouver Planning Department**

scale: 1:2000



