



City of Vancouver *Zoning and Development By-law*

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CD-1 (333)

6120 Macdonald Street

By-law No. 7405

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

Effective March 28, 1995

(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 included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1(333), and the only uses permitted within the outlined area, subject to section 3 and 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 6 One-Family Dwellings or One-Family Dwellings with Secondary Suite, and [9414; 06 12 12]
- (b) Accessory Buildings customarily ancillary to one-family dwellings, including a swimming pool.

3 **Conditions of Use**

No use listed in section 2 will be permitted and no building will be permitted to be occupied or continued to be occupied unless the trees identified on the plan referred to in section 9 are retained in a healthy condition on the site, except that the Director of Planning may permit removal or alteration of trees pursuant to the Private Property Tree By-law.

4 **Floor Space Ratio**

4.1 The floor space ratio must not exceed 0.60, subject to the following:

- (a) the floor space ratio shall not exceed a total of 0.20 plus 390 m² for
 - (i) buildings existing prior to April 12, 1988 the floor space ratio being based on the area of all floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 2.0 m or more above finished grade, and
 - (ii) for all other dwellings having floors at or above finished grade and of the floors of any storey, basement or cellar located below a storey which has a floor surface located 1.2 m or more above finished grade.

4.2 For the purpose of computing floor space ratio, the site will be all parcels covered by this By-law, and shall be deemed to be 5 592 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors, including earthen floor, 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; and
- (c) where the distance from a floor to the floor above or where there is no floor above to the top of the roof joists exceeds 3.7 m, an amount equal to the area of the floor below the excess height.

4.4 The following will 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, provided that the total area of all exclusions does not exceed eight percent of the permitted residential floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7405 or provides an explanatory note.*

- (c) where floors are used for off-street parking and loading or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used which are located in an accessory building, or are located in a principal building, up to a maximum of 42 m²;
- (d) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or 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;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
- (f) covered porches, provided that
 - (i) they face a street or property line and are located at the basement or first storey,
 - (ii) that portion facing the street or property line shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law,
 - (iii) the total area being excluded does not exceed 5 percent of the permitted floor area, and
 - (iv) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 measured from the porch floor;
- (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]

5 Height

- 5.1** The maximum building height measured above the base surface is 9.2 m and the building must not extend beyond 2½ storeys.
- 5.2** Height must be measured from hypothetical surface determined by joining the existing grades at the intersections of the hypothetical lines defining the front and rear yards and the side property lines, except that if the Director of Planning is of the opinion that the hypothetical surface determined by joining the existing grades is not compatible with the existing grades of adjoining sites or general topography of the area, he may instead require that height be measured from base surface.
- 5.3** Notwithstanding the height limitation in section 5.1, the Director of Planning may permit a building to exceed a height of 9.2 m but not to exceed a height of 10.7 m provided that he considers
 - (a) the impact of the increased height on views from surrounding development,
 - (b) the extent to which the increased height improves the roof lines of the building, and
 - (c) the effect of the increased height on adjacent properties and the character of the area.

6 External Design

- 6.1** For the purpose of section 6.2, a front entrance means a door facing the front yard and located at or within 1.2 m of grade or connected to grade by stairs, a ramp or other means.
- 6.2** There must be no more than one separate and distinct front entrance to a one-family dwelling.
- 6.3** An entrance to a one-family dwelling will not permitted adjoining an interior side yard.

7 Setbacks

- 7.1** A minimum setback of 11.0 m must be provided from the north property boundary for any one-family dwelling developed after March 28, 1995.
- 7.2** A minimum setback of 30.6 m must be provided from the west property boundary for one-family dwellings;

- 7.3** A minimum setback of 8.5 m must be provided from the east property boundary for all buildings; and
- 7.4** A minimum setback of 7.6 m must be provided from the existing one-family dwelling at 6120 Macdonald Street for all buildings.
- 8** Site Coverage
- 8.1** The maximum site coverage for all buildings is 22 percent of the site area.
- 8.2** For the purpose of this section, site coverage for buildings is based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and sundecks.
- 8.3** The maximum site coverage for any portion of the site used for uncovered parking, internal roads and associated vehicular manoeuvring aisles is 30 percent of the site area.
- 9** Landscaping and Trees
Before any development permit can be approved for the site a site plan showing mature landscaping and trees which will be retained must be submitted to and approved by the Director of Planning. For the purpose of this section the plan labelled “6120 MACDONALD ST. PLAN OF EXISTING TREES AND BUSHES TO BE RETAINED”, which is attached to and forms part of this By-law, shall be deemed to be the site plan referred to in this section and in section 3. All landscaping and trees must be maintained in a healthy condition.
- 10** *[Section 10 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.]*

BY-LAW No. _____ 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-433(a)

RZ 6120 Macdonald St.

City of Vancouver Planning Department

map: 1 of 1

scale: 1:3000

