



City of Vancouver *Zoning and Development By-law*

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CD-1 (356)

2750 East 18th Avenue

By-law No. 7647

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

Effective November 5, 1996

(Amended up to and including By-law No. 9674, dated June 24, 2008)

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

2.1 The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (356), and the only uses permitted within the outlined 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 two of the following: Community Care Facilities or Group Residences, consisting of residential and educational functions and which may include administrative functions, and [9674; 08 06 24]
- (b) Accessory Uses customarily ancillary to the above use.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 0.50. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 10 634 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 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.

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

- (a) open residential balconies, 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;
- (c) where floors are used for off-street parking and loading, or bicycle storage;
- (d) areas of undeveloped floors which are located
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) covered porches, provided that:
 - (i) areas excluded shall be open or protected by guard rails the height of which shall not exceed the minimum specified in the Building By-law;
 - (ii) the total area being excluded does not exceed 5 percent of the permitted floor area; and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m 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]

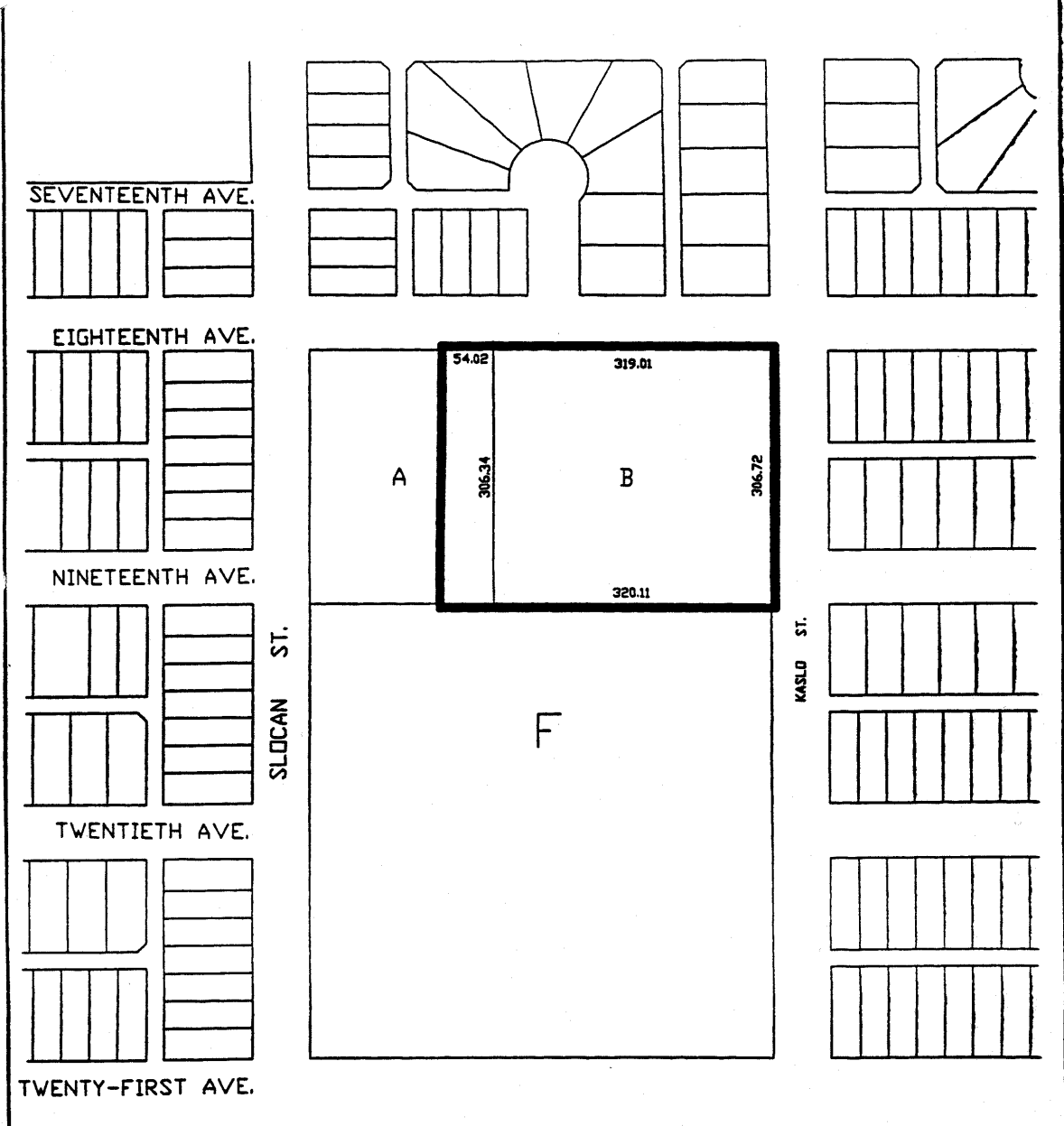
4 Setbacks

The minimum setback of a building is 6.5 m from the north property boundary, 7.0 from the east property boundary and 7.5 from the south property boundary.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7647 or provides an explanatory note.*


- 5 Off-Street Parking and Loading
Off-street parking and loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that
- (a) a minimum of 47 off-street parking spaces must be provided, and
 - (b) on the easterly 49 m of the site parking must be provided at a ratio of one space for each 70 m² of gross floor area if the gross floor area of that portion of the site exceeds 1 695 m².
- 6 *[Section 6 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. 7647 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-451(b)

RZ 2750 East 18th Avenue	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		