

City of Vancouver *Zoning and Development By-law*

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CD-1 (377)

2669-2675 Vanness Avenue

By-law No. 7835

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

Effective January 6, 1998

(Amended up to and including By-law No. 9075, dated July 19, 2005)

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 (377), and the only uses permitted within the outlined area, subject to such conditions as Council may be resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Infill One-Family Dwelling, provided that
 - (i) the site has a secondary access, by way of either a lane or a flanking street, and
 - (ii) the infill one-family dwelling is located within the rear yard,
- (b) Two-Family Dwelling, provided that access is available from one dwelling unit to the other dwelling unit within the building.
- (c) Accessory Buildings and Uses customarily ancillary to any of the uses listed in this section.

2.2 The maximum number of dwelling units shall be six, of which no more than two will be infill one-family dwellings.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 0.60 and the area of any infill one-family dwelling shall not exceed 40 percent of the total floor area. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 1 810.9 m², being the site size at time of application for rezoning, prior to any dedications.
[9075; 05 07 19]

3.2 The following will 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; and
- (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 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 residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) floors or portions thereof used for off-street parking and loading which
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length; or
 - (ii) are above the base surface and are located in an accessory building located within 7.9 m of the rear property line and provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (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; and

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7835 or provides an explanatory note.*

- (e) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (f) 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 Height

- 4.1 The maximum height of a two-family dwelling will be the lesser of 9.2 m or 2 ½ storeys.
- 4.2 The maximum height of an infill one-family dwelling will be the lesser of 8.0 m or 1 ½ storeys.
- 4.3 For the purpose of calculating half-storey in sections 4.1 and 4.2, the floor area of the storey immediately below includes any area used for parking within the outermost walls of the building unless the parking area is located in a basement or cellar.
- 4.4 Subject to Section 4.5, the maximum height of dwellings must not exceed lines described by vertical angles of 30 degrees subtended above the base surface at and perpendicular to all exterior walls which face the opposite dwelling.
- 4.5 Where an infill dwelling is located adjacent to a lane the maximum height of the infill dwelling must not exceed a line described by a vertical angle of 60 degrees subtended above the horizontal from the closest line drawn parallel to and 3.1 m from the ultimate centre line of the lane.

5 Front Yard

- 5.1 A front yard with a minimum depth of 7.3 m must be provided.
- 5.2 Notwithstanding section 5.1, the Director of Planning, in consultation with the City Engineer, may permit surface parking area in the front yard and street access for the parking spaces required for two-family dwellings subject to Section 8.3 and provided that
 - (a) the width of the driveway at the front street does not exceed 6.1 m,
 - (b) all parking spaces are located a minimum of 4.6 from any window, vent or wall opening providing access to a dwelling unit,
 - (c) he is satisfied that the parking area is screened from the view of adjacent dwellings by means of fencing or compact planting with a minimum height of 1.2 m, and
 - (d) no more than the required amount of parking will be provided.

6 Side Yards

- 6.1 A side yard with a minimum width of 1.5 m must be provided along one side of any building.
- 6.2 The other side yard must have a minimum width of 10 percent of the width of the site, but need not be more than 1.5 m in width.

7 Rear Yards

- 7.1 A rear yard with a minimum depth of 10.7 m must be provided, except that where the rear of the site abuts a lane, this required minimum depth will be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 7.2 In the case of an infill dwelling, a rear yard with a minimum depth of 5.2 m from the ultimate centre line of the lane must be provided.
- 7.3 A yard with a minimum depth of 10.7 m must separate an infill one-family dwelling from a two-family dwelling.

8 Site Coverage

- 8.1** The maximum site coverage for buildings will be 40 percent of the site area.
- 8.2** For the purpose of this section, site coverage for buildings will be 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 as parking area will be 30 percent.

9 Horizontal Angle of Daylight

- 9.1** All habitable rooms in buildings used for residential purposes must have at least one window on an exterior wall which complies with the following:
- (a) the window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, must be unobstructed over a distance of 24.0 m; and
 - (b) the plane or planes must be measured horizontally from the centre of the bottom of the window.
- 9.2** For the purpose of section 9.1, the following will be considered as obstructions:
- (a) the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
 - (b) part of the same building including permitted projections; and
 - (c) the maximum site building permitted under the appropriate C district schedule or CD-1 by-law if the site adjoins a C or CD-1 site.
- 9.3** For the purposes of section 9.1, bathrooms and kitchens will not be considered as habitable rooms unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.

10 Area of Transparent Surface

- 10.1** Where dwellings are separated by a yard of less than 12.2 m in depth, the facing wall of each dwelling must not consist of more than 20 percent transparent surface.
- 10.2** The Director of Planning may relax the maximum permitted percentage of transparent surfaces where he is satisfied with the adequacy of landscaping or screening with respect to privacy.

11 Access

- 11.1** Pedestrian access to the front street and lane, having a minimum width of 2.0 m, must be provided and maintained for all dwellings.

12 Acoustics

12.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.


Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

[7874; 98 04 21]

13 *[Section 13 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. 7835 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-1S** To **CD-1**

Z-467(a)

RZ 2669 & 2675 Vanness Ave.	map: 1 of 1	
	scale: 1:2000	
City of Vancouver Planning Department		