



City of Vancouver *Zoning and Development By-law*
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CD-1 (395)

4470 West 8th Avenue

By-law No. 8082

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

Effective October 5, 1999

(Amended up to and including By-law No. 8760, dated December 9, 2003)

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(395), 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 48 dwelling units comprising
 - (i) one-family dwellings, but limited to a maximum number of two,
 - (ii) two-family dwellings, and
 - (iii) multiple dwellings, each containing a maximum of three dwelling units, and
- (b) accessory uses customarily ancillary to the above uses.

3 **Floor Space Ratio**

3.1 The floor space ratio must not exceed 0.90 based upon the calculation provisions of the RM-4 District Schedule. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and shall be deemed to be 8 676 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 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 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;
- (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, the taking on or discharging of passengers, 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 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;
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² 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]
- (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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 8082 or provides an explanatory note.

4 Height

The maximum height of a building, measured above the base surface at the front face of a building facing 8th Avenue, 9th Avenue or Sasamat Street and projected horizontally to the back of the building, shall be 9.2 m, except for a building not fronting on a street the maximum height shall be 10 m, measured above the base surface.

5 Setback

5.1 Except for covered porches, limited to a depth of 1.5 m, and bay windows not regulated by section 10.7, buildings must be set back

- (i) a minimum of 2.6 m from the west property boundary,
- (ii) a minimum of 1.2 m from the east property boundary, and
- (iii) a minimum of 6.5 m from 8th and 9th Avenues.

6 Site Coverage

6.1 The maximum site coverage for all buildings is 40 percent of the site area.

6.2 For the purpose of this section, site coverage for buildings is based on the projected area of the outside of the outermost walls of the all buildings, but excludes steps, eaves, balconies and sundecks.

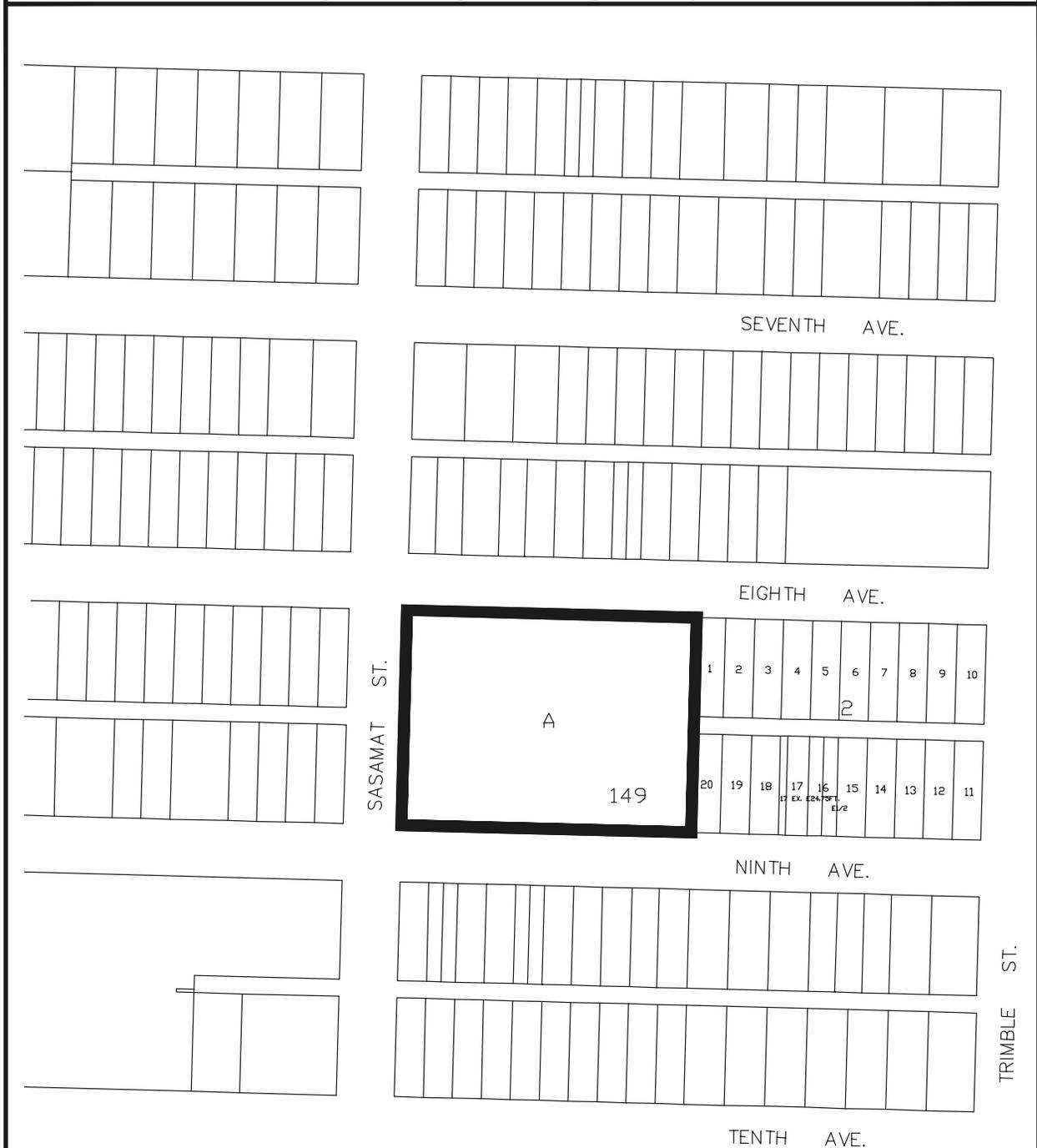
7 Off-Street Parking and Loading

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of two off-street below grade parking spaces for every dwelling unit must be provided.

8 *[Section 8 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]*

By-law No. 8082 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-494

RZ - 4470 West 8th Avenue

map: 1 of 1
scale: 1:2000



City of Vancouver

