



# **City of Vancouver** *Zoning and Development By-law*

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## CD-1 (463)

### *4887 Cambie Street*

### *By-law No. 9596*

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

***Effective February 12, 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 description of the area shown within the heavy black outline on Schedule A is CD-1 (463).

**2.2** Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (463) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) One principal One-Family Dwelling on each of the three parcels that are to comprise the site;
- (b) One Accessory Building consisting of a garage and, on the second floor, a dwelling unit as an accessory use, on each of the three parcels that are to comprise the site; and
- (c) Accessory Uses customarily ancillary to any of the uses listed in this section 2.2.

## 3 Density

**3.1** Computation of floor area must assume that the site consists of 926.5 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

**3.2** The number of dwelling units on the site must not exceed six.

**3.3** The floor space ratio for all permitted uses must not exceed 1.0.

**3.4** Computation of floor space ratio must include:

- (a) all floors, including earthen floor, 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, 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.

**3.5** Computation of floor space ratio must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the permitted residential floor area;
- (b) patios and roof gardens if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, those floors or portions thereof not exceeding 7.3 m in length so used which are in an accessory building located within 7.9 m of the ultimate rear property line;
- (d) areas of undeveloped floors 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 if:
  - (i) they face a street or a rear property line and are at the level of the basement or first storey,
  - (ii) that portion facing the street or rear property line is open or protected by guard rails, the height of which must not exceed the minimum specified in the Building By-law,

- (iii) the excluded area does not exceed 5% of the permitted floor area, and
- (iv) the ceiling height, including roof structures, of the excluded area does not exceed 3.1 m measured from the porch floor; and
- (g) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

4 Building height

- 4.1 The building height for each one-family dwelling must not exceed 9.2 m or 2 ½ storeys measured from base surface.
- 4.2 The building height for each accessory building must not exceed 7.6 m measured from base surface.
- 4.3 Despite section 4.1, the walls of each one-family dwelling and accessory building that are adjacent to the interior parcel lines may project as vertical parapets 0.6 m above the maximum permitted height.

5 Setbacks

The setback of each one-family dwelling must be at least:

- (a) 1.8 m from the north and south property lines;
- (b) 16.5 m from the west property line;
- (c) 4.3 m from the east property line;
- (d) 13 mm from each interior parcel line.

6 Parking and bicycle spaces

Any development or use of the site requires the provision and maintenance, in accordance with the requirements of, and relaxations and exemptions in, the Parking By-law, of off-street parking spaces and bicycle spaces, all as defined under the Parking By-law, except that there must be at least one parking space for each dwelling unit.

7 Acoustics

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.

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

8 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

- 9 *[Section 9 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.]*

