



City of Vancouver *Zoning and Development By-law*

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CD-1 (477)

1020-1090 Victoria Drive

By-law No. 9846

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

Effective May 5, 2009

1 Zoning District Plan amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-601(c) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (477).

2.2 Subject to Council approval 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 (477) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Institutional Uses, limited to Community Care Facility – Class B; and
- (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

3 Density

3.1 Computation of floor area must assume that the site consists of 2 061 m², 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 floor space ratio for all uses, combined, must not exceed 1.01.

3.3 Computation of floor space ratio must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, 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, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

3.4 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 residential floor area being provided;
- (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, 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:
 - (i) are at or below base surface, or
 - (ii) are above base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas including recreation facilities, lounge areas, multi-purpose rooms, and meeting rooms except that the total area excluded must not exceed 10% of the total permitted floor area;
- (e) undeveloped floor area located above the highest storey or half-storey, and to which there is no permanent means of access other than a hatch;
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;

- (g) covered verandas or porches if:
 - (i) that portion facing the street or rear property line is open or protected by partial walls or guard rails, the height of which must not exceed the minimum specified in the Building By-law, and
 - (ii) the total area of such exclusions, when combined with the balcony and deck exclusions under subsection (a), does not exceed 13% of the permitted floor area; and
- (h) 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, except that this subsection (h) does not apply to walls in existence before March 14, 2000.

4 Building height

The building height, measured above base surface, must not exceed 11.4 m.

5 Yards

5.1 The depth of the front yard must be at least 7.3 m measured from the west property line, except that if the Director of Planning or Development Permit Board first considers the depths of adjacent front yards and all applicable policies and guidelines adopted by Council, the Director of Planning or Development Permit Board may relax the minimum depth of the front yard.

5.2 The depth of each side yard must be at least 1.5 m measured from each of the north property line and south property line.

5.3 Despite section 10.7.1(a) of the Zoning and Development By-law, structures such as steps and access ramps may intrude into either side yard.

5.4 The depth of the rear yard must be at least 2.4 m from the east property line, except that if the rear of the site abuts a lane, the depth of the rear yard may decrease by the width of that portion of the lane lying between the rear of the site and the ultimate centre line of the lane.

6 Parking and loading, and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage, except that the Director of Planning, in consultation with the General Manager of Engineering Services may allow substitution of required bicycle parking spaces for the parking and charging of scooters or other such devices required by residents of this facility.

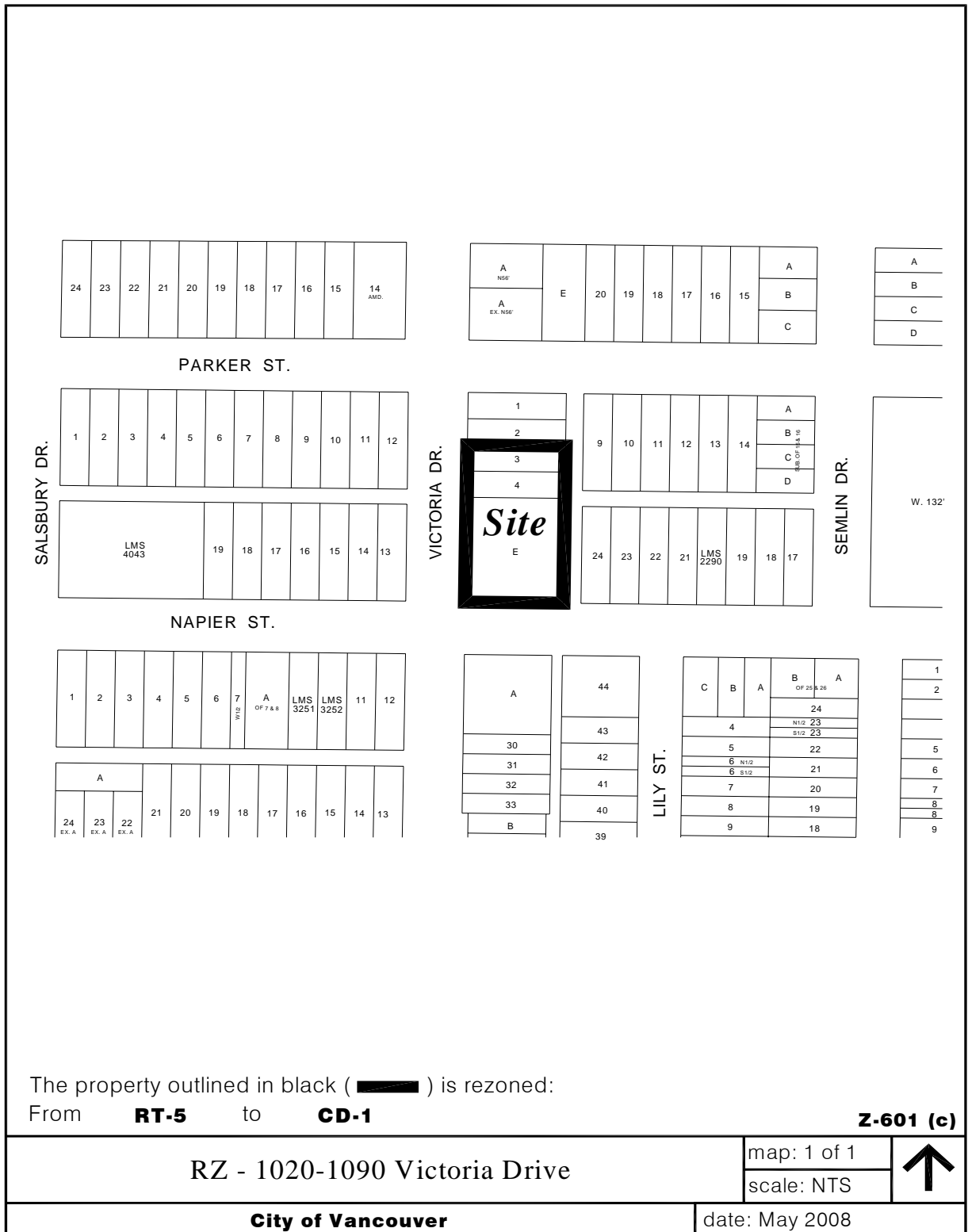
7 Severability


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

8 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 5th day of May, 2009.



The property outlined in black () is rezoned:

From **RT-5** to **CD-1**

Z-601 (c)

RZ - 1020-1090 Victoria Drive

map: 1 of 1

scale: NTS



City of Vancouver

date: May 2008