



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (693)

809 West 23rd Avenue

[By-law No. 12034](#)

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

Effective January 30, 2018

Amended up to and including:

[By-law No. 12187](#), dated July 24, 2018

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-721 (f) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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 (693).

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 (693), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Multiple dwelling;
- (d) Multiple Conversion Dwelling;
- (e) Infill One-Family Dwelling;
- (f) Lock-off units; and
- (g) Accessory uses customarily ancillary to the uses permitted in this Section.

[12187; 2018 07 24]

3 Floor area and density

3.1 Computation of floor space ratio must assume that the site consists of 784 m², being the site size at the time of the application for the rezoning evidenced by this By-law.

3.2 Floor space ratio for all uses must not exceed 1.14.

3.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.4 Computation of floor area 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:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (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; and
- (d) 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.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 12034 or provides an explanatory note.

4 Building height

Building height, measured from base surface, must not exceed 11.4 m.

5 Horizontal angle of daylight

5.1 Each habitable room must have at least one window on an exterior wall of a building.

5.2 The location of each such exterior window must allow 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, to encounter no obstruction over a distance of 24.0 m.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (693).

5.6 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

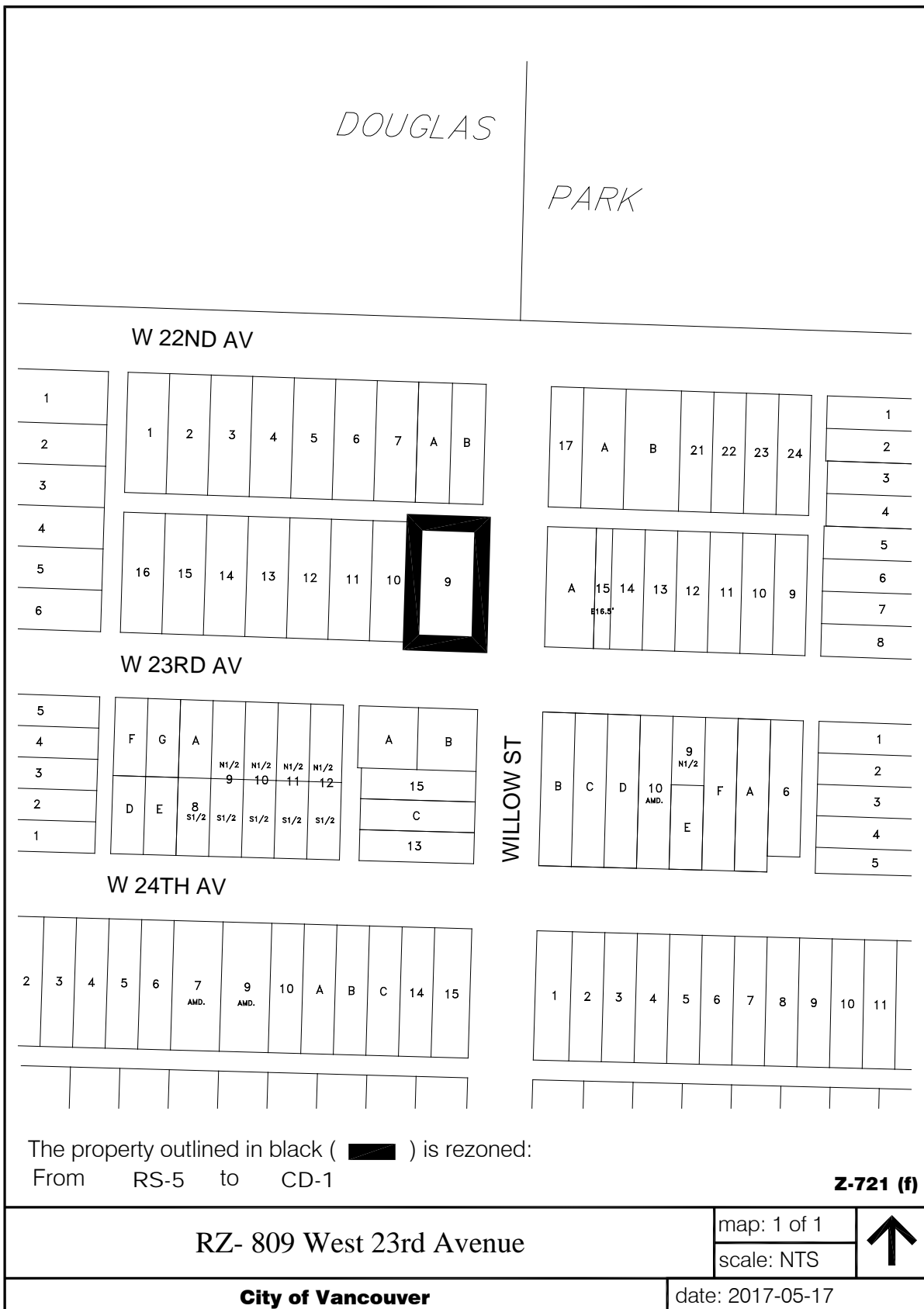
6 Severability


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.

7 Force and effect

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

ENACTED by Council this 30th day of January, 2018.



The property outlined in black () is rezoned:
From RS-5 to CD-1

Z-721 (f)

RZ- 809 West 23rd Avenue

map: 1 of 1
scale: NTS



City of Vancouver

date: 2017-05-17

CD-1 (693)
Back-up Notes Summary Page
809 West 23rd Avenue

Public Hearing – *June 13, 2017* – Item 8 – [Agenda](#) | [Minutes](#)

Summary – Rezone from RS-5 (One-Family Dwelling) District to permit conversion, rehabilitation, and heritage designation of the existing church building and infill residential development containing six dwelling units (with potential for additional lock-off rental units), at a height of 11.4 m (38 ft.) and a floor space ratio (FSR) of 1.14.

By-law enacted on *December 12, 2017* – [By-law No. 11994](#) (Heritage Designation)

By-law enacted on *January 30, 2018* – [By-law No. 12034](#) (Zoning and Development)

By-law enacted on *February 20, 2018* – [By-law No. 12037](#) (Subdivision)

Public Hearing – *July 17, 2018* – Item 1 – [Agenda](#) | [Minutes](#)

Summary – Amend CD-1 (693) to add Multiple Conversion and Infill Dwelling uses that were inadvertently omitted from the by-law.

By-law enacted on *July 24, 2018*– [By-law No. 12187](#) (Zoning and Development)