



City of Vancouver *Zoning and Development By-law*

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CD-1 (147)

706-774 West 13th Avenue

755 West 14th Avenue

By-law No. 5491

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

Effective December 8, 1981

(Amended up to and including By-law No. 8298, dated February 20, 2001)

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 is rezoned to CD-1, and the only uses permitted within the 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 86 townhouse units subject to the following:
 - (i) of the total number of dwelling units a minimum of 25% shall have three bedrooms, a minimum of 5% shall have one bedroom, and the balance shall have two bedrooms;
 - (ii) every three-bedroom dwelling unit shall have a minimum gross floor area of 70.418 m² (758 sq. ft.), every two-bedroom dwelling unit shall have a minimum gross floor area of 57.96 m² (624 sq. ft.), and every one-bedroom dwelling unit shall have a minimum gross floor area of 51.09 m² (550 sq. ft.);
 - (iii) a minimum of 5% of the total number of dwelling units shall be designed in accordance with Canada Mortgage and Housing Corporation requirements for housing the handicapped;
 - (iv) all dwelling units shall be designed for families of low income under the provisions of the National Housing Act. [5548; 82 05 18]
- (b) accessory buildings and accessory uses customarily ancillary to the townhouse units.

3 Floor Space Ratio

3.1 The floor space ratio shall not exceed 0.75.

3.2 The following shall be included in the computation of floor space ratio:

- (a) all floors having a minimum ceiling height of 4 feet, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (b) stairs, 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 shall be excluded in the computation of the floor space ratio:

- (a) balconies, canopies, sun decks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (d) 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. [8298; 01 02 20]

4 Height

The maximum height of a building shall be the lesser of two storeys plus basement or a vertical distance of 30 feet measured from the average curb level of the fronting street to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof.

5 Off-street Parking

Off-street parking spaces shall be provided, developed and maintained in accordance with the applicable provisions of Section 12 of the **Zoning and Development By-law**, subject to the following:

- (a) a minimum of one off-street parking space shall be provided for each dwelling unit;
- (b) all off-street parking shall be located underground with the exception of off-street parking ancillary to dwelling units designed for handicapped persons, which may be located on grade.
[5548; 82 05 18]

6 *[Section 6 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5491 or provides an explanatory note.*

