



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

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# **CD-1 (283)**

*8264 Hudson Street*

*By-law No. 6953*

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

**Effective March 24, 1992**

*(Amended up to and including By-law No. 8824, dated April 6, 2004)*

**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** The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described as CD-1(283), and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Seniors Supportive or Assisted Housing; and [8824; 04 04 06]
- (b) Accessory Uses customarily ancillary to the above uses.

### **3 Floor Space Ratio**

**3.1** The floor space ratio shall not exceed 1.05.

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

- (a) all floors, including earthen floor, to be 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, 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 floor space ratio:

- (a) open residential balconies or sun decks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the permitted residential floor area;
- (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, bicycle storage 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 17.3 m in length; or
  - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including recreation facilities and meeting rooms, to a maximum total of 10 percent of the total building floor area;
- (e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch; and
- (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (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]

### **4 Height**

The maximum building height measured above the base surface shall be 12.2 m and the building shall not extend beyond 4 storeys.

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6953 or provides an explanatory note.*

**5      Setbacks**

The minimum setback of a building from the southern boundary of the site shall be 4.8 m.

**6      Off-Street Parking**

A minimum of one off-street parking space for every 6 units shall be provided.

**7**      *[Section 7 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.]*



