



City of Vancouver *Zoning and Development By-law*

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CD-1 (375)

5338-5490 Larch Street

By-law No. 7829

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

Effective December 9, 1997

(Amended up to and including By-law No. 8169, dated March 14, 2000)

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” shall be more particularly described as CD-1(375), and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Multiple Dwellings, containing a maximum of 43 dwelling units, each having direct exterior principle access;
- (b) Multiple Conversion Dwelling, containing a maximum of 3 dwelling units; and
- (c) Accessory Uses customarily ancillary to the above uses.

3 Floor Space Ratio

3.1 The floor space ratio must not exceed 1.20. For the purpose of computing floor space ratio, the site is all parcels covered by this By-law, and is deemed to be 5 354 m², being the site size at time of application for rezoning, prior to any dedications.

3.2 The following will 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;
- (b) stairways, 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.

3.3 The following will be excluded in the computation of floor space ratio:

- (a) open residential balconies or sundecks, 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 eight percent of the permitted residential floor area;
 - (b) covered verandahs, porches or inset balconies, provided that the side facing a street or the rear property line is open and that the height of the guard rails do not exceed the minimum specified in the Vancouver Building By-law;
 - (c) patios and roof gardens, provided the Director of Planning first approves the design of sunroofs and walls;
 - (d) where floors are used for off-street parking and loading, bicycle storage in multiple conversion dwellings containing 3 or more units or in multiple dwellings 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;
 - (e) amenity areas in multiple conversion dwellings containing 3 or more dwelling units or in multiple dwellings, including day care facilities, recreation facilities and meeting rooms, to a maximum total area of 10 percent of the total building floor area;
 - (f) areas of undeveloped floors which are 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 1.5 m;
 - (g) floors located at or below finished grade with a ceiling height of less than 1.5 m;
 - (h) fire escapes which are designed to meet City requirements for secondary egress; and
 - (i) residential storage space, the floor of which is located below the base surface;
- [7838; 98 01 06]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7829 or provides an explanatory note.*

- (j) 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 is 12.2 m and the building must not extend beyond 3 storeys.

5 Setbacks

5.1 The minimum setback of a building is

- (a) 5.48 m from Larch Street,
- (b) 4.50 m from West 39th Avenue, and
- (c) 4.50 m from the east property boundary.

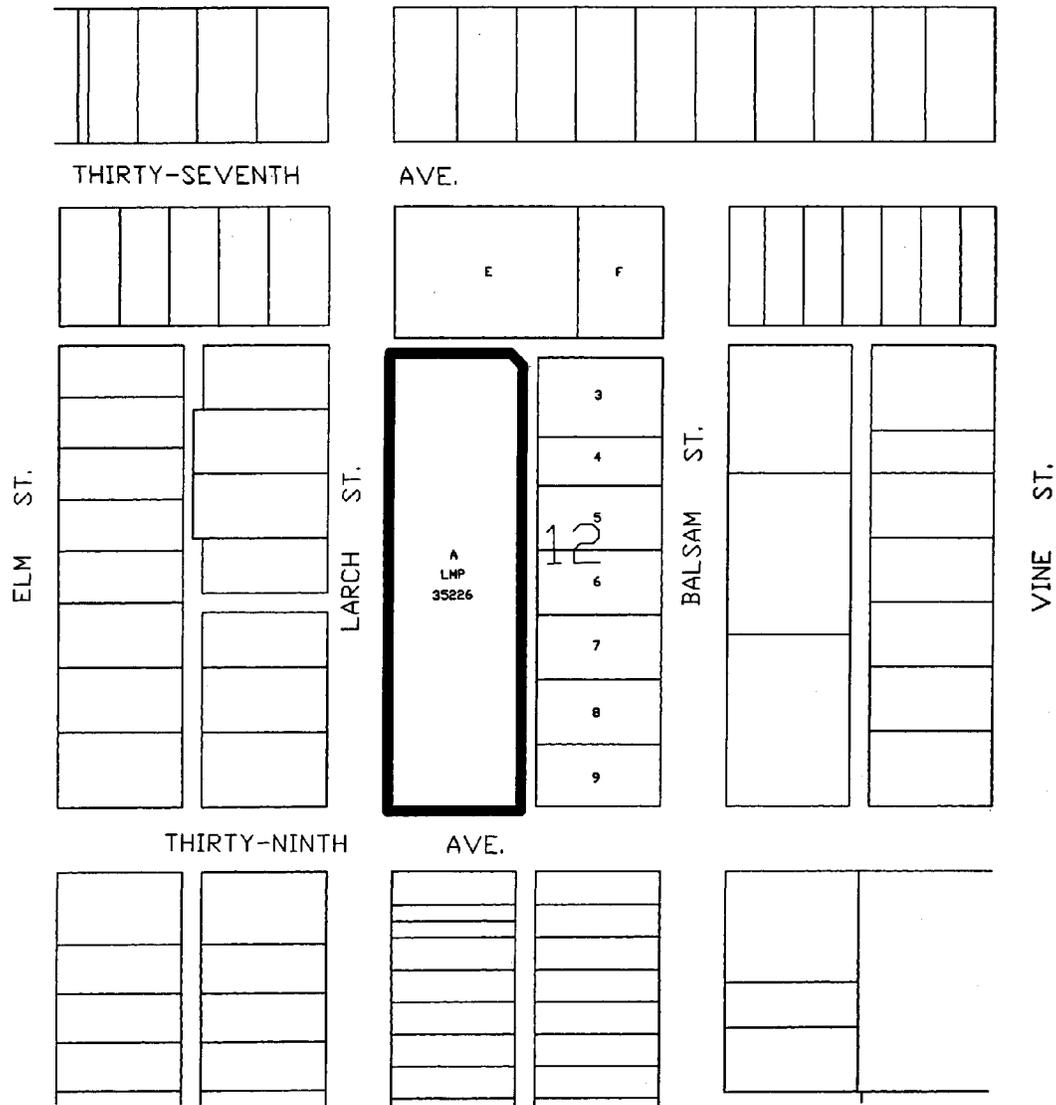
5.2 Projections into required yards shall be permitted according to Section 10.7.1 of the Zoning and Development By-law, except that eaves and gutters may project no more than 1.22 m, measured horizontally, into a required yard and bay windows may extend to the floor level.

6 Off-Street Parking and Loading

Parking, loading and bicycle spaces must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that a minimum of 92 off-street parking spaces must 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.]*

BY-LAW No. 7829 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW



The property outlined in black () is rezoned:
From **RS-1** To **CD-1**

Z-468(a)

RZ 5338-5490 Larch Street

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000



