

7850 Champlain Crescent

BY-LAW NO. 7210

A By-law to amend By-law No. 3575,
being the Zoning and Development By-law,
by rezoning an area of land zoned CD-1 by By-law
No. 4986 to CD-1

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled,
enacts as follows:

1. The "Zoning District Plan" annexed to By-law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-416(d) and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.

2. Uses

The area shown included within the heavy black outline on Schedule "A" shall be more particularly described as CD-1(317), 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) Special Needs Residential Facility - Community Care - Class B
- (b) Accessory Uses customarily ancillary to the above use.

3. Floor Space Ratio

3.1 The floor space ratio shall not exceed 1.0. For the purpose of computing floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 7 862 m², being the site size at time of application for rezoning, prior to any dedications.

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

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;
- (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
ratio:

The following shall be excluded in the computation of floor space

- (a) open residential balconies or sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
- (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, 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;
- (d) amenity areas, including day care facilities, 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 storey or 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;
- (f) residential storage space provided that where the space is provided at or above base surface, the maximum exclusion shall be 3.7 m² per dwelling unit.

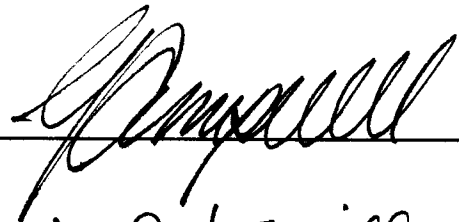
4. Height

The maximum building height, measured above the base surface, shall be 11.6 m and the building shall not extend beyond 4 storeys.

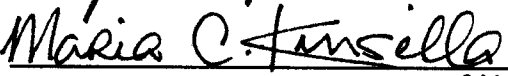
5. passing.

This By-law comes into force and takes effect on the date of its

DONE AND PASSED in open Council this 2nd day of November, 1993.



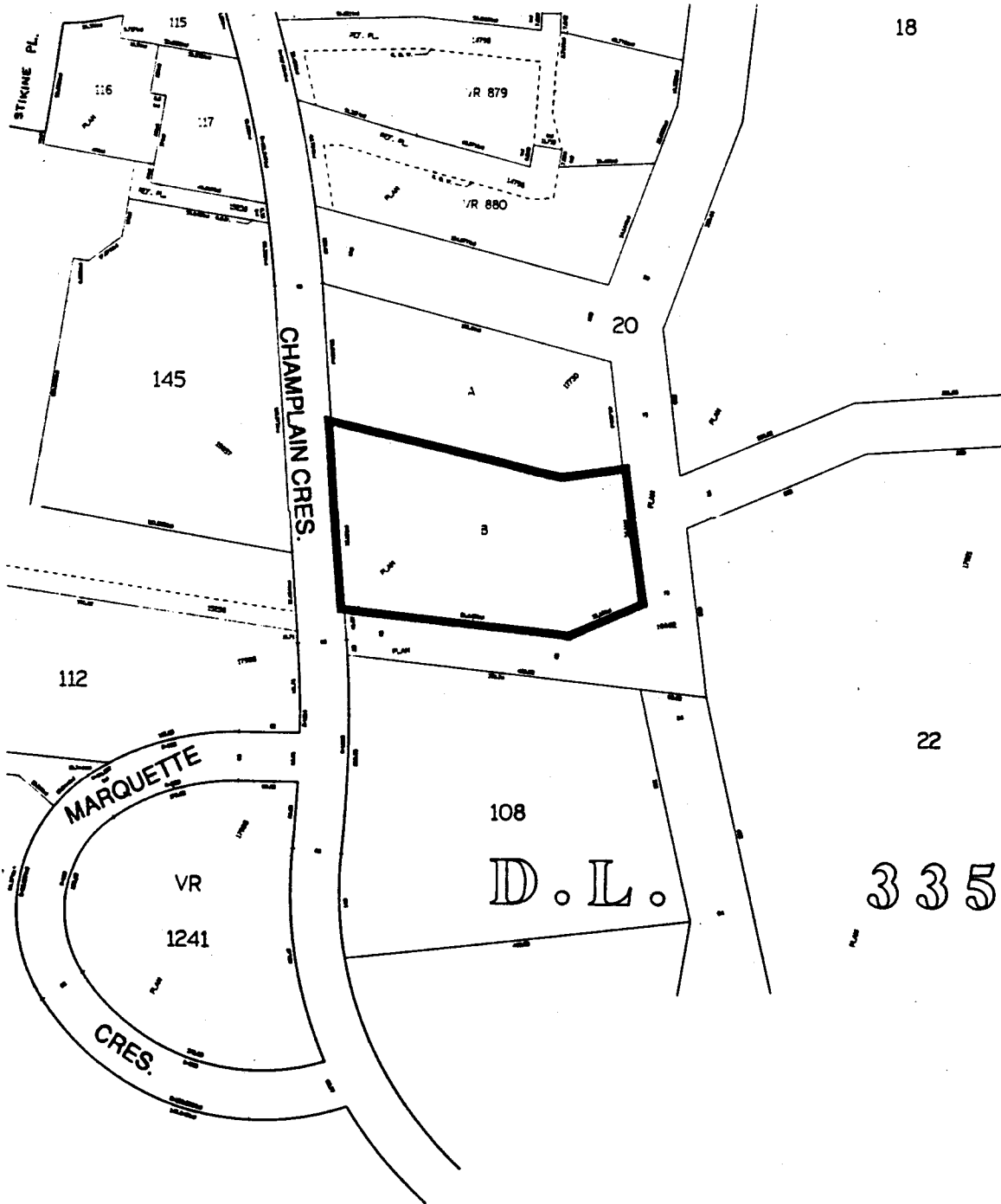
Mayor



City Clerk

BY-LAW No. 7210 BEING A BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING & DEVELOPMENT BY-LAW

256



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

Z-416(d)

RZ 7850 Champlain Crescent

map: 1 of 1

City of Vancouver Planning Department

scale: 1:2000

