

# zoning code summary

3425 Celtic Avenue  
Vancouver, BC

February 9, 2017

**basis:** City of Vancouver Zoning & Development Bylaw 3575

**jurisdiction:** City of Vancouver

**zone(s):** RA-1

**property dimensions:** trapezoidal lot

approx 58m x 160m = 9,308 m<sup>2</sup> or 190' x 530' = 100,188 SF

**site coverage:** for dwellings/ community care/ group residences, the greater of 8% or 242 m<sup>2</sup> = 745 m<sup>2</sup>/ 8,015 SF

for riding rings, 12% of site area = **1,117 m<sup>2</sup> or 12,023 SF**

for all other uses, 12% of site area = **1,117 m<sup>2</sup> or 12,023 SF**

maximum aggregate site coverage for all dwelling uses and yard areas within 6.4 m of dwelling uses, shall be 30 percent of the site area for sites greater than 9,070 m<sup>2</sup> = 2,792m<sup>2</sup> or 30,057 SF

**floor area ratio:** RA-1, 4.7.1 The floor space ratio and floor area shall not exceed the maximums specified as follows:

(a) the greater of 0.1 or 334 m<sup>2</sup>, but in no case to exceed 836 m<sup>2</sup>, for dwelling use and a community care facility or group residence;

adjusting for specifics of this site:

dwellings & similar = **650 m<sup>2</sup> or 7,000 SF + any excluded floor area**

+ riding rings: 12% = **1,117 m<sup>2</sup> or 12,023 SF**

+ all other: 12% = **1,117 m<sup>2</sup> or 12,023 SF**

**# of structures:** one main house

+ stables and/or barns,

+ any number of accessory buildings,

+ conditional approval for dwelling unit for a caretaker

**storeys:** permitted: 2 1/2 + basement

**building height:** maximum 9.2 m or 30' (though may be increased to 10.7m or 35' by the Director of Planning)

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**setbacks:**                    **front: 7.3m or 24' minimum**  
                                 rear: 4.5m or 15'5" minimum  
                                 sides: 4.5m or 15'5" minimum to at each side

**building width and depth**

max total width: lesser of 30.5m (100') or 75% of site as viewed and projected the front property line  
max total depth: lesser of 36.5m (120') or 65 of the depth of the site from the side property lines

**accessory units/ accessory structures:**

- maximum height of 3.7m measured:
  - to the highest point of the roof of a flat roof,
  - to the deck line of a mansard roof, or
  - to the mean height level between the eaves and the ridge
- no portion of an accessory building may exceed 4.6 m in height
- total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 35 percent of the minimum rear yard prescribed in this Schedule, or 48 m.

**outright approval uses**

- nursery, field crop, or fruit farm
- single-family dwelling (provided the floor area does not exceed 280m<sup>2</sup>)
- community care facility – Class A
- accessory buildings customarily ancillary to the uses listed above

**conditional approval uses**

- greenhouse
- stable (may involve an additional principle building on site)
- golf course or driving range
- marina
- park or playground



- riding ring (or similar use)
- deposition or extraction of material so as to alter the configuration of the land
- dwelling unit for a caretaker in conjunction with a one-family dwelling
- infill one family dwelling
- one-family dwelling, the floor area of which exceeds 280m<sup>2</sup>
- seniors supportive or assitive housing
- public authority use essential in this district
- community care facility – Class B
- group residence
- farmer's market
- public bike share
- retail store (in conjunction with a greenhouse, nursery, field crop, fruit crop, or stable
- bed and breakfast accomodation
- public utility

#### notes

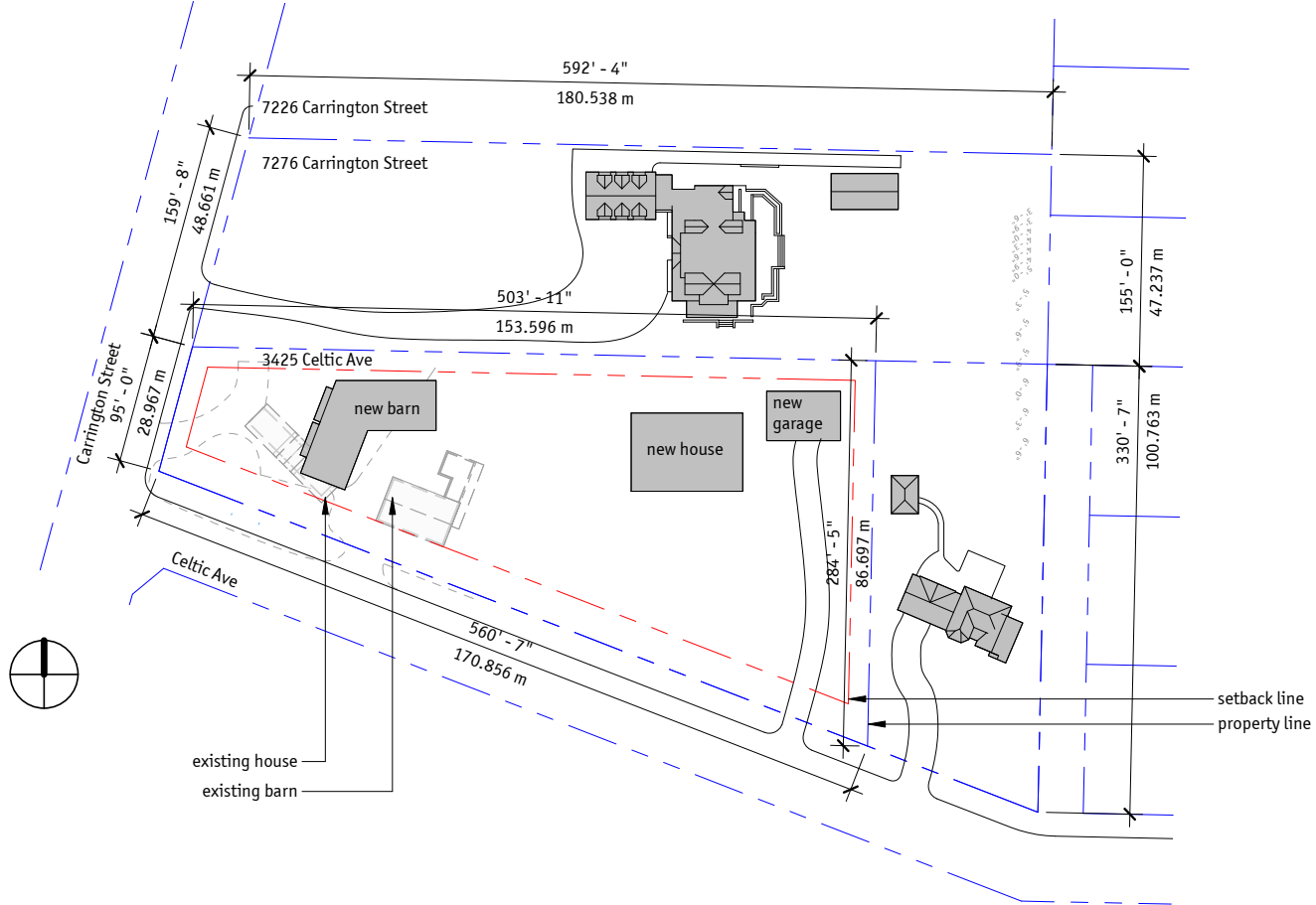
1. subdivision is not possible on this site: minimum size for lots created through subdivision is 2.5 ac

prepared by:



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1 site plan  
A0 scale - 1" = 100'-0"

