



City of Vancouver *Zoning and Development By-law*

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CD-1 (88)

8080 Yukon Street

By-law No. 4775

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

Effective May 28, 1974

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

BY-LAW NO. 4775

A By-law to amend By-law No. 3575, being
the Zoning and Development By-law

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

1. The plan attached to and forming an integral part of By-law No. 3575 and designated as the “Zoning District Plan” and marked as Schedule “D” to said By-law is hereby amended according to the plan marginally numbered Z-158-A annexed to this By-law and marked as Schedule “D” hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule “D” of said By-law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule “D” annexed to said By-law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly and the said Schedule “D” attached to this By-law is hereby declared to be and shall form an integral part of said plan marked as Schedule “D” to said By-law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
2. The area shown outlined in black on the said plan is rezoned CD-1 and the only uses permitted within the said area and the only uses for which development permits will be issued are:

Senior citizens’ apartment building and customary ancillary uses, including off-street parking,

subject to such conditions as Council may be resolution prescribe.
3. The floor space ratio shall not exceed 0.60 including all floors measured to the outer limits of the building; provided, however,
 - (a) that the floor area of the lower floor used for recreation room, arts and crafts room, garden and TV lounge, and mechanical room, shall be excluded;
 - (b) that balconies, canopies and sundecks shall be excluded providing that the total floor area of the same does not exceed 8% of the permitted floor area;
 - (c) 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, shall be excluded in the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
4. The height shall not exceed two storeys measured from the average finished grade around the outer perimeter of the building, nor three storeys measured from the finished elevation of the interior court.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4775 or provides an explanatory note.*

5. This By-law shall come into force and take effect on and after the date of the final passing hereof.

DONE AND PASSED in open Council this 28th day of May 1974.

(signed) A. Phillips
Mayor

(signed) D. H. Little
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law duly passed by the Council of the City of Vancouver on the 28th day of May, 1974, and numbered 4775.

CITY CLERK”

By-law No. 4775 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

Schedule D

The property shown below (—) outlined in black is rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District

