



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

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## **CD-1 (97)**

*1717 Adanac Street  
740 Commercial Drive  
By-law No. 4829*

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

***Effective December 10, 1974***

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

BY-LAW NO. 4829

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-165-D 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 housing and housing for the physically handicapped and customary ancillary uses including offices for administrative and medical staff, health and therapy services, day care facilities, meeting areas, and underground parking, subject to such conditions as Council may by resolution prescribe.
3. The floor space ratio shall be
  - (a) on Lots 2, 3 and “E” of Block 8, District Lot 183, 1.20 to be calculated in the manner provided in the RM-3 District Schedule regulations;
  - (b) on Lots 15, 16, 17, 18 and “F” of Block 8, District Lot 183, 2.20 to be measured in the manner provided in the RM-3 District Schedule regulations;
  - (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
  - (a) in the case of the sites referred to in section 3(a) hereof, two storeys plus basement;
  - (b) in the case of the sites referred to in section 3(b) hereof, the height and length requirements as contained in the RM-3 District Schedule regulations.

**Note:** *Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4829 or provides an explanatory note.*

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

DONE AND PASSED in open Council this 10th day of December, 1974.

(Sgnd.)A. Phillips  
MAYOR

(Sgnd.)R. Henry  
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 10th day of December, 1974, and numbered 4829.

CITY CLERK”

By-law No. 4829 being a By-law to amend By-law No. 3575, being the zoning and Development By-law.

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

