



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

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# CD-1 (161)

*3301 West 16th Avenue*

*By-law No. 5760*

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

***Effective April 17, 1984***

*(Amended up to and including By-law No. 8298, dated February 20, 2001)*

BY-LAW NO. 5760

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 'Zoning District Plan' annexed by By-Law No. 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-291 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" is re.zoned to CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe. and the only uses for which development permits will be issued are:
  - (a) a maximum of 10 dwelling units; and
  - (b) accessory buildings and accessory uses customarily ancillary thereto.
- 3 **Floor Space Ratio**  
The maximum floor space ratio, measured in accordance with the provisions of the RT-2 District Schedule shall be 0.65.
- 3.1 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 from the computation of floor space ratio, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]
- 4 **Height**  
The maximum height of all buildings, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 8.500 m (27.89 ft.).
- 5 **Off-street Parking**  
A minimum of 1.8 parking spaces for each dwelling unit shall be provided underground and shall be developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law.
- 6 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 17th day of April 1984.

(signed) Michael Harcourt  
\_\_\_\_\_  
Mayor

(signed) R. Henry  
\_\_\_\_\_  
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 17th day of April, 1984, and numbered 5760.

CITY CLERK”

By-law No. 5760 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

