



City of Vancouver *Zoning and Development By-law*

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CD-1 (253)

1455-1475 West 10th Avenue

By-law No. 6689

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

Effective July 10, 1990

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

- 1 *[Section 1 is not reprinted here. It contains a standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*
- 2 The area shown included within the heavy black outline on Schedule “A” is rezoned to CD-1, which area shall be more particularly described and identified as CD-1(253), 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) Fire Hall;
 - (b) Library; and
 - (c) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**

The floor space ratio, computed in accordance with the applicable provisions of the C-3A District Schedule, shall not exceed 0.95.
- 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 **Off-Street Parking and Loading**

Off-street parking and loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that a minimum of 23 underground parking spaces shall be provided.
- 5 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk’s signatures to pass the by-law and to certify the by-law number and date of enactment.]*

By-law No. 6689 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law

The property shown below (—) outlined in black is rezoned from RM-3 to CD-1

