



City of Vancouver *Zoning and Development By-law*

Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000 fax 604.873.7060

planning@vancouver.ca

CD-1 (540)

4350 Oak Street

By-law No. 10609

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

Effective November 27, 2012

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-642 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (540).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (540), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Cultural and Recreational Uses, limited to Club, Community Centre or Neighbourhood House, and Museum or Archives;
 - (b) Institutional Uses, limited to Child Day Care Facility, Church, School - Elementary or Secondary, School - University or College, and Social Service Centre;
 - (c) Service Uses, limited to School - Arts or Self Improvement and School - Business;
 - (d) Office Uses, limited to General Office in conjunction with the above uses; and
 - (e) Accessory uses customarily ancillary to the above uses.

3 Density

- 3.1 Computation of floor area must assume that the site consists of 7 582.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 3.2 Floor space ratio for all uses must not exceed 0.96.
- 3.3 Computation of floor space ratio must include:
- (a) all floors of all buildings having a minimum ceiling height of 1.2 m, including earthen floors, both above and below ground level, measured to the extreme outer limits of the buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features, which the Director of Planning considers similar, to be measured by their gross cross-sectional areas, and included in the measurements for each floor at which they are located.
- 3.4 Computation of floor space ratio must exclude, where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length.

4 Building height

Building height, measured above base surface, must not exceed 19.2 m.

5 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

6 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 27th day of November, 2012.

