



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

*Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 tel 604.873.7344 fax 604.873.7060*  
**planning@vancouver.ca**

## CD-1 (55)

### *Langara College*

### *By-law No. 4412*

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

***Effective March 18, 1969***

*(Amended up to and including By-law No.10952, dated May 27, 2014)*

# 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-586(a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575.

[9858; 09 06 02]

## 2 Uses

**2.1** The description of the area shown within the heavy black outline on Schedule A is CD-1 (55).  
[9858; 09 06 02]

**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 (55) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

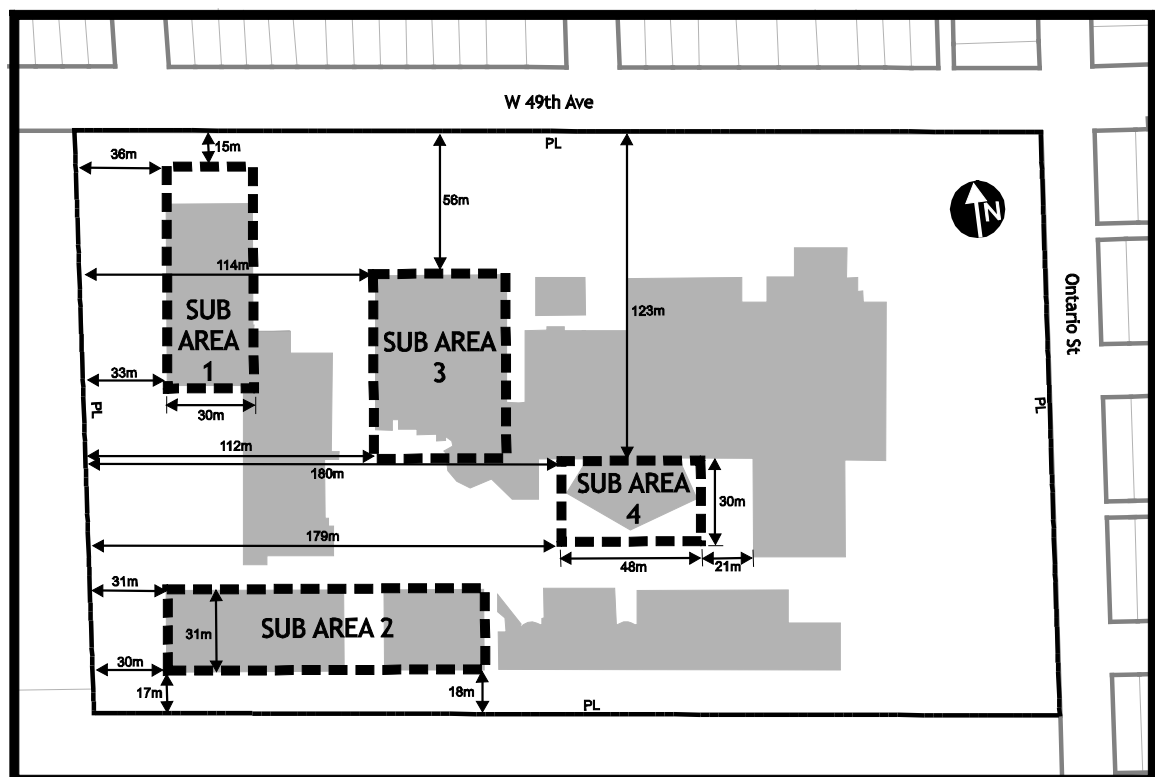
- (a) Institutional Uses, limited to School – University or College and Child Day Care Facility; and
- (b) Accessory Uses customarily ancillary to any use permitted by this section 2.2.

[9858; 09 06 02]

## 3 Sub-areas

Portions of the site are to consist of sub-areas 1, 2, 3, and 4 illustrated in Diagram 1 for the purpose only of determining building heights.

**Diagram 1. Sub-areas**



[9858; 09 06 02]

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 4412 or provides an explanatory note.

## 4 Density

- 4.1** Computation of floor area must assume that the site consists of 80 988 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications. [9858; 09 06 02]
- 4.2** The floor space ratio for all uses, combined, must not exceed 0.94. [9858; 09 06 02]
- 4.3** The floor area for all uses, combined, must not exceed 75 759 m<sup>2</sup>. [9858; 09 06 02]
- 4.4** Computation of floor space ratio must include all floors of all buildings, both above and below ground level, measured to the extreme outer limits of the building. [9858; 09 06 02]
- 4.5** Computation of floor space ratio must exclude:
- (a) balconies, canopies, open concourses, sundecks, and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating or 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 the base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
  - (d) the floor area of child day care facilities:
    - (i) to the extent the Director of Planning, on the advice of the Director of Social Planning, considers such facilities necessary in the immediate neighbourhood, and
    - (ii) to a maximum equal to 10% of the floor area of all buildings; and
  - (e) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

[9858; 09 06 02]

## 5 Height

- 5.1** In sub-area 1, the building height must not exceed 23 m except that, despite the provisions of section 10.11.1 of the Zoning and Development By-law, mechanical appurtenances or similar items may be permitted to a maximum height of 28.5 m if they do not exceed 10% of the floor area of the roof on which such items are located. [9858; 09 06 02] [10952 14 05 27]
- 5.2** In sub-area 2, the building height must not exceed 15 m. [9858; 09 06 02]
- 5.3** In sub-area 3, the building height must not exceed 12.5 m. [9858; 09 06 02]
- 5.4** In sub-area 4, the building height must not exceed 12.5 m. [9858; 09 06 02]

## 6 Setbacks

- 6.1** The setback of each building above grade must be at least:
- (a) 14.0 m from the north property line;
  - (b) 15.6 m from the west property line; and
  - (c) 14.0 m from the south property line.

[9858; 09 06 02] [10867; 14 02 18]

**6.2** The setback of each building below grade must be at least:

- (a) 14.0 m from the north property line;
- (b) 15.6 m from the west property line; and
- (c) 12.4 m from the south property line.

[9858; 09 06 02] [10867; 14 02 18]

**7** Parking, loading, and bicycle spaces

Any development or use of the site requires the provision, development, and maintenance, in accordance with the requirements of, and relaxations, exemptions and mixed use reductions in, the Parking By-law, of off-street parking, loading, and bicycle storage.

[9858; 09 06 02]

**8** Severability

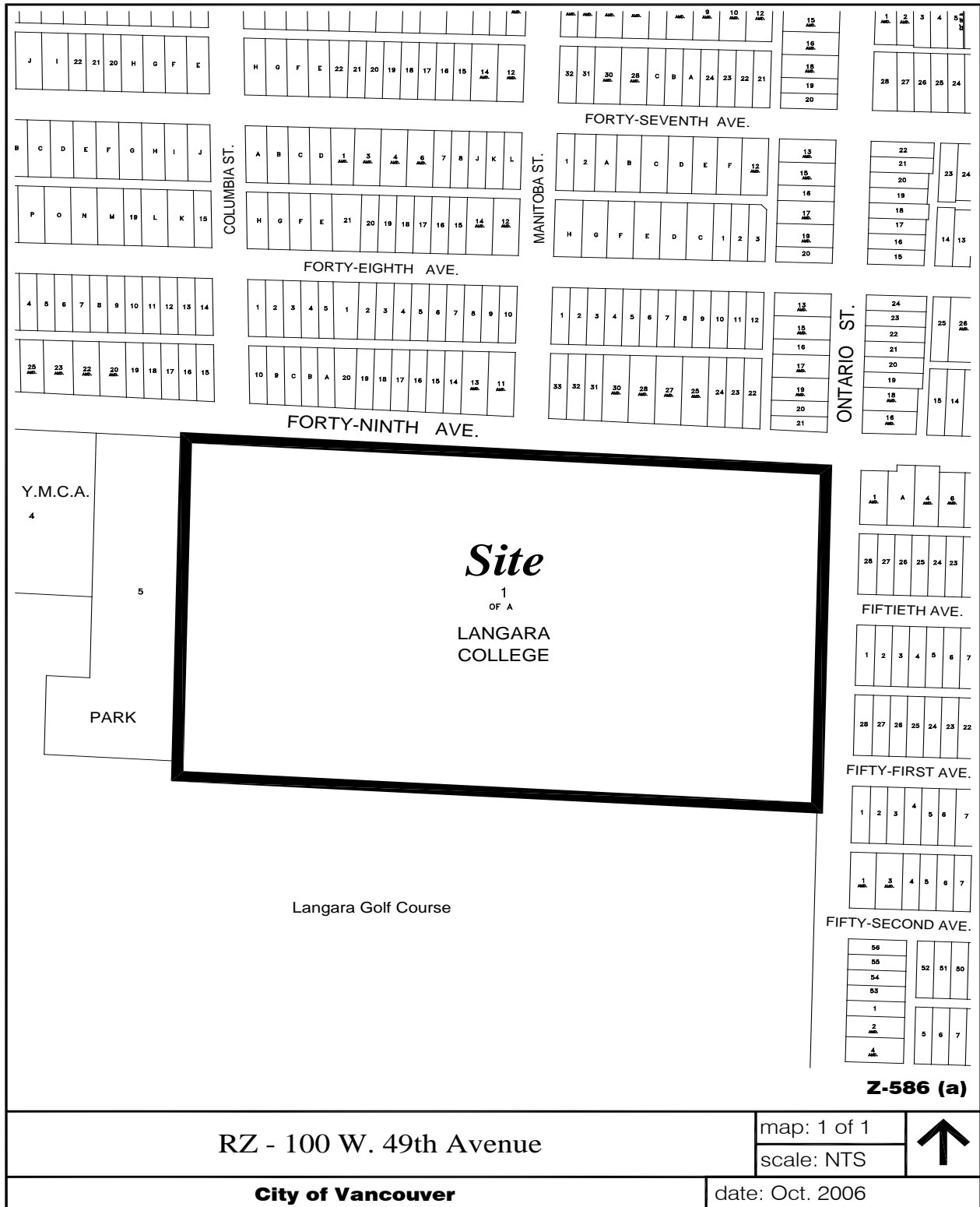
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

[9858; 09 06 02]

**9** *[Section 9 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[5571; 82 09 14] [9858; 09 06 02]

**Schedule A**



RZ - 100 W. 49th Avenue

map: 1 of 1  
scale: NTS



**City of Vancouver**

date: Oct. 2006

[9858; 09 06 02]