



City of Vancouver *Zoning and Development By-law*

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CD-1 (93)

3433 Renfrew Street

By-law No. 4825

(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. 4825

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-163A and in accordance with 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” of 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’ apartments with customary ancillary uses and off-street parking, subject to such conditions as Council may by resolution prescribe.
3. Floor Space Ratio
Not to exceed 0.75. In computing the floor space ratio, the floor area of the building includes the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:
 - (i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens’ locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer;
 - (ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area;
 - (iii) 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 subclause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
4. Height
Not to exceed two storeys nor 25 feet measured from the average grade on Renfrew Street as established by the City Engineer, not including suitable minor roof structures containing ventilation or mechanical equipment.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4825 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 4825.

CITY CLERK”

By-law No. 4825 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

