



City of Vancouver *Zoning and Development By-law*

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CD-1 (132)

5670 Yew Street

By-law No. 5224

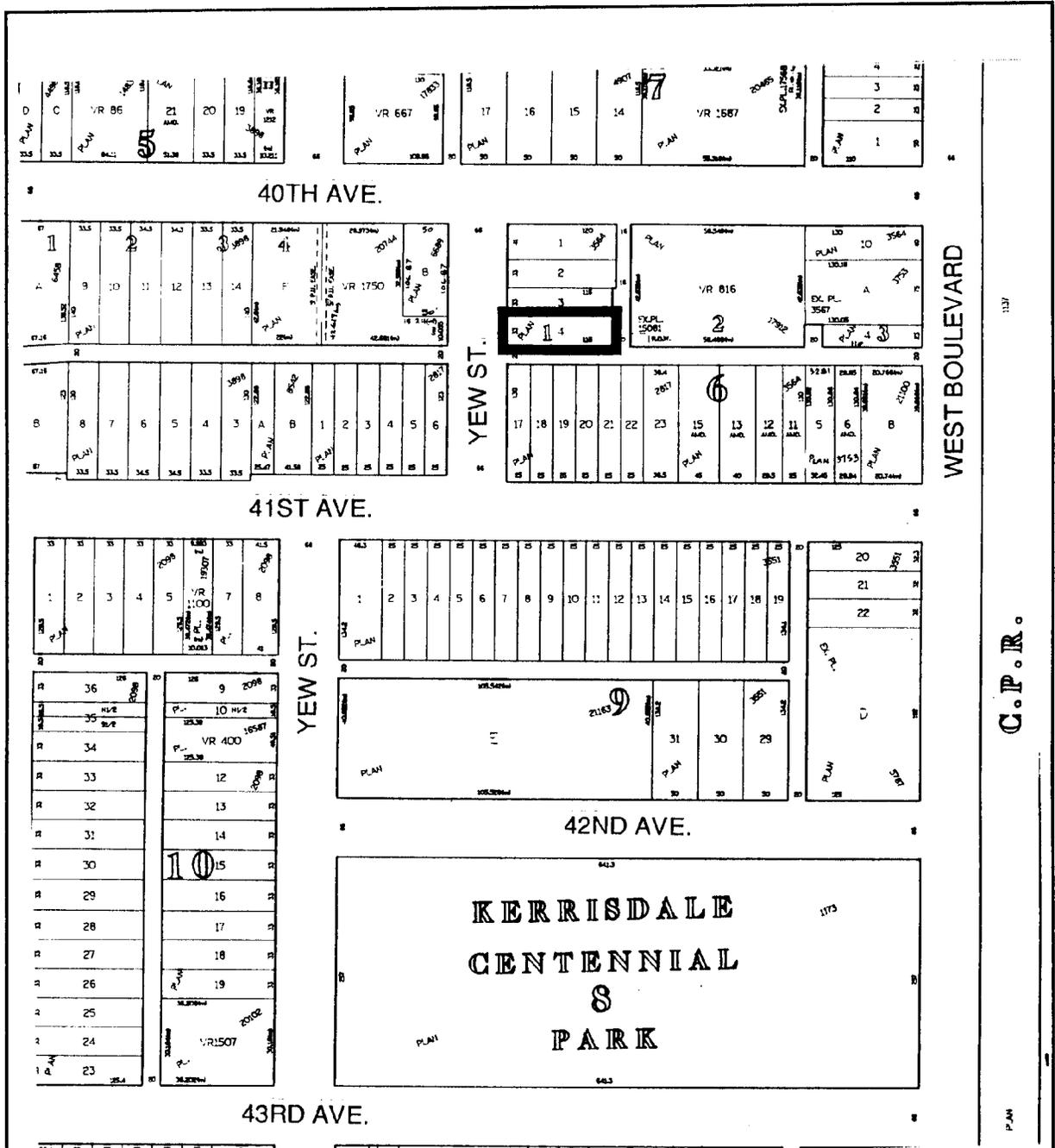
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective December 12, 1978

(Amended up to and including By-law No. 8169, dated March 14, 2000)

- 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 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 a building limited to general office use and customarily ancillary uses but not including laboratory facilities, including off-street parking, subject to such conditions as Council may by resolution prescribe. [6230; 87 10 20] [6922; 92 01 07]
- 3 The floor space ratio shall not exceed 0.87. The following shall be included in the computation of floor space ratio:
- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- The following shall be excluded in the computation of floor space ratio:
- (a) balconies, canopies, sundecks, and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
 - (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer;
 - (c) 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 clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]
- 4 **Height**
- (a) In the case of re-modelling or redeveloping the existing building, the maximum height shall be the lesser of 2 1/2 storeys or 30 feet and may include a cellar.
 - (b) In the case of a new building, the maximum height shall be the lesser of 2 storeys and cellar or 26 feet.
- 5 Off-street parking and loading spaces shall be maintained in accordance with section 12 of Zoning and Development By-law No. 3575.
- 6 *[Section 6 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5224 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
 From **RM-3** to **CD-1** by By-law No. 5224

CD-1 (132) 5670 Yew St. City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): K-19	
scale: 1:2000		

