



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (142)

*3243 Findlay Street
(Croatian Cultural Centre)*

By-law No. 5411

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

Effective November 4, 1980

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

Plan Referred to on File in the City Clerk's Office

BY-LAW NO. 5411

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-242 annexed to this By-law and marked as Schedule "D" hereto, and in accordance with the 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" annexed to 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:

Uses

- cultural and recreational centre comprising various uses including:
- auditorium and ancillary kitchen
- gymnasium
- restaurant and kitchen
- racquetball courts
- classrooms
- library
- snack bar
- teenage recreation area
- chess room
- day care and ancillary play area
- members' lounge
- multi-purpose room

and subject to such conditions as Council may by resolution prescribe.

- 3 Floor Space Ratio - not to exceed 0.48

For the purpose of calculating floor space ratio, all existing lanes within the perimeter of the site and all lands which are to be dedicated to the City for lane purposes may be included in measuring site area.

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5411 or provides an explanatory note.*

The following shall be included in the computation of floor space ratio:

- (a) 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, sun decks and other features which the Director of Planning considers similar, to a maximum total area of 8 percent of the permitted floor area;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) 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;
- (d) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

4 Site Coverage not to exceed 65 percent.

5 Off-street Parking

A minimum of 102 off-street parking spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

6 Off-street Loading

A minimum of 2 off-street loading spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

7 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 4th day of November, 1980.

(signed) John J. Volrich _____
Mayor

(signed) R. Henry _____
City Clerk

“I hereby certify that the foregoing is a correct copy of a By-law passed by the Council of the City of Vancouver on the 4th day of November, 1980, and numbered 5411.

CITY CLERK”

By-law No. 5411 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 RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District

