



City of Vancouver *Zoning and Development By-law*

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CD-1 (152)

2075 East 12th Avenue

By-law No. 5579

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

Effective September 28, 1982

(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. 5579

A Bylaw 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 "Zoning District Plan" annexed to By-law 3575 as Schedule "D" is hereby amended according to the plan marginally numbered Z-271A and attached to this By-law as Schedule "A", and in accordance with the explanatory legends, notations and references inscribed thereon, so that the boundaries and districts shown on the Zoning District Plan are varied, amended or substituted to the extent shown on Schedule "A" of this By-law, and Schedule "A" of this By-law is hereby incorporated as an integral part of Schedule "D" of By-law No. 3575.
- 2 **Uses**

The area shown included within the heavy black outline on Schedule "A" is rezoned to CD-1, and the only uses permitted within the area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are -

 - (a) A maximum of 52 townhouse and apartment dwelling units, all of which are to be eligible for funding under the provisions of Section 56.1 of the National Housing Act, subject to the following:
 - (i) the gross floor area shall not exceed 4 905.49 m² (52,804.00 sq. ft.);
 - (ii) of the total number of dwelling units, a minimum of 34 percent shall have three or more bedrooms, a minimum of 34 percent shall have two bedrooms, and the balance shall have one bedroom;
 - (iii) of the total number of dwelling units, a minimum of 30 percent shall be designed for senior citizens; and
 - (iv) no dwelling unit shall be located in any portion of a basement having a floor located more than 0.72 m (2.5 ft.) below the finished grade around the building.
 - (b) accessory buildings and accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**
 - 3.1 The floor space ratio shall not exceed 0.81, based upon the site area calculated from the site dimensions illustrated on Figure 1.
 - 3.2 Floor space ratio for the permitted residential uses shall be measured in accordance with the provisions of the RM-1 District Schedule.
 - 3.3 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 section shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5579 or provides an explanatory note.

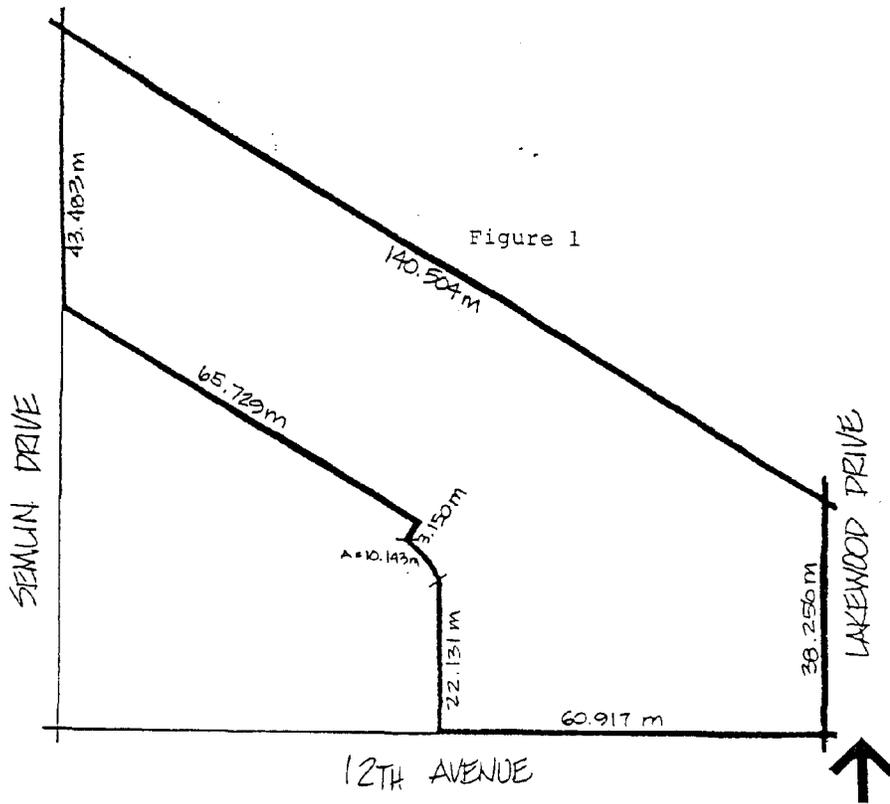
4 Height

4.1 The maximum height of the apartment building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 15.392 m (50.50 ft.), except that no building shall encompass more than three storeys plus basement.

4.2 The maximum height of the townhouses, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 12.344 m (40.50 ft.), except that no building shall encompass more than two and one-half storeys plus basement.

5 Site Coverage

The maximum site coverage for all buildings, surface parking areas, carports, maneuvering aisles, driveways, loading facilities and all other vehicular facilities, except emergency vehicles access, shall be 51 percent of the site area as calculated on the basis of the site dimensions illustrated on Figure 1.



6 Off-Street Parking

A minimum of 44 off-street parking spaces shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except that:

- (a) the minimum number of spaces shall be allocated as follows;
 - (i) for senior citizen housing, one space for every 6 dwelling units;
 - (ii) for all other dwelling units, one space for each unit; and
 - (iii) 5 spaces shall be provided for use by visitors and shall be shared by users of the adjacent church.
- (b) a minimum of 32 of the total of off-street parking spaces shall be covered or located underground.

7 This By-law comes into force and takes effect on the date of its passing.

DONE AND PASSED in open Council this 28th day of September 1982.

(signed) Michael Harcourt

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 28th day of September, 1982, and numbered 5579.

CITY CLERK”

By-law No. 5579 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law

