



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

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## **CD-1 (171)**

*3003 Kingsway*

*5250 Rupert Street*

*By-law No. 5890*

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

***Effective April 2, 1985***

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

BY-LAW NO. 5890

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 “Zoning District Plan” annexed to By-law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-303b 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 -

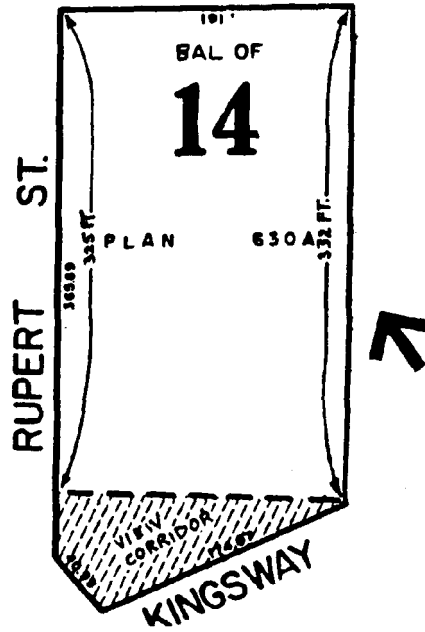
  - (a) general business commercial uses, subject to the following:
    - (i) all uses shall be of a type requiring a central location to serve large neighbourhoods as distinct from a convenience commercial use catering primarily to the needs of a local neighbourhood;
    - (ii) all uses shall be located on the southerly portion of the site and shall be oriented towards Kingsway.
  - (b) a maximum of 45 townhouses and apartments, subject to the following:
    - (i) all units shall be developed on the northerly portion of the site away from the Kingsway frontage;
  - (c) accessory buildings and accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**
  - 3.1 The floor space ratio shall not exceed 0.80, comprising a maximum floor space ratio of 0.20 for the commercial uses, computed in accordance with the provisions of the C-2 District Schedule, and a maximum floor space ratio of 0.60 for the residential uses, computed in accordance with the provisions of the RT-2A District Schedule.
  - 3.2 For the purpose of computing floor space ratio the area of the site shall be all that area shown within the solid black lines on Diagram I in Section 6, below.
  - 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]
- 4 **Site Coverage**

The maximum site coverage for all buildings, surface parking areas, carports, maneuvering aisles, driveways, loading facilities and all other vehicle facilities shall be 48 percent of the site area.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 5890 or provides an explanatory note.

- 5 Height  
The maximum height of a building, measured in accordance with the applicable provisions of the Zoning and Development By-law, shall be 12.192 m (40.00 ft.).
- 6 Off-street Parking  
Off-street parking and loading spaces for all uses shall be provided, developed and maintained in accordance with applicable provisions of Section 12 of the Zoning and Development By-law, except as follows:
- (a) all off-street parking ancillary to the residential uses shall be located underground;
  - (b) any parking located within the area identified as "view corridor" in Diagram 1 below shall be depressed below the elevation of Kingsway.

Diagram 1



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

DONE AND PASSED in open Council this 2nd day of April, 1985.

(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 2nd day of April, 1985, and numbered 5890.

CITY CLERK"

