



City of Vancouver *Zoning and Development By-law*

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CD-1 (182)

424 Drake Street

By-law No. 6057

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

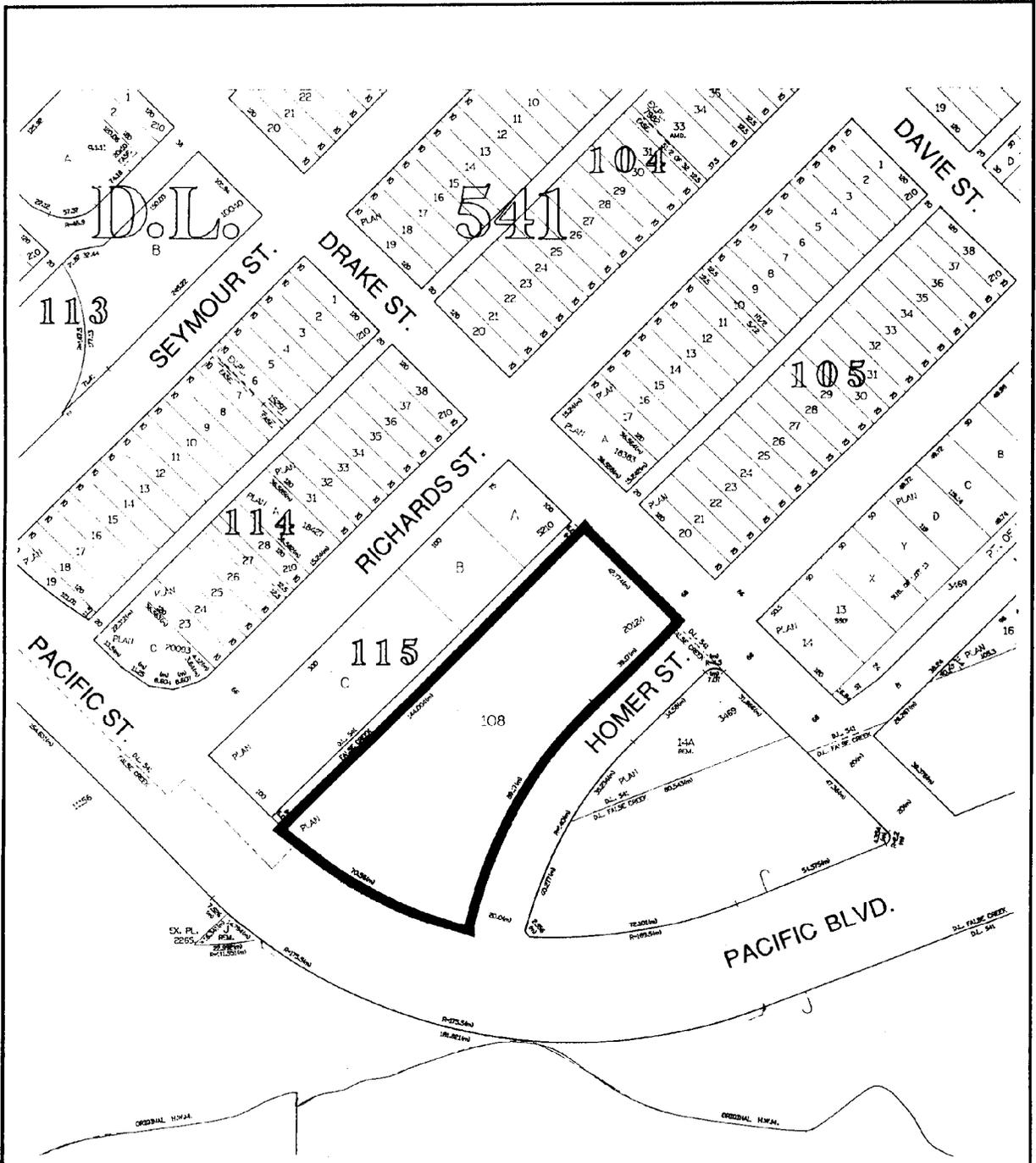
Effective October 28, 1986

(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 included within the heavy black outline on Schedule “A” is rezoned CD-1, and the only uses permitted within the said area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:
- (a) 367 dwelling units in multiple dwellings; [6954; 92 03 24]
 - (b) office/commercial, which means any office, including banks and financial institutions;
 - (c) retail/commercial, which means any retail store, business, retail-type service activity, restaurant (excluding a drive-in); [6516; 89 06 27]
 - (d) other commercial, which means any other commercial use not being “retail” or “office”; [6516; 89 06 27]
 - (e) public and institutional;
 - (f) social, recreational and cultural;
 - (g) parks and open space;
 - (h) accessory uses customarily ancillary to the above uses.
- 3 **Floor Space Ratio**
- 3.1 The maximum density for all buildings shall not exceed a floor space ratio of 4.75 of which a maximum of 0.24 shall be non-residential and a maximum of 4.51 shall be residential. The floor space ratio shall be measured in accordance with the provisions of the West End District Official Development Plan. [6516; 89 06 27] [6954; 92 03 24]
- 3.2 The following ancillary facilities are excluded from the floor space measurement:
- Amenity areas for the social and recreational enjoyment of the residents and employees, or providing a service to the public, including facilities for general fitness, general recreation daycare, provided that:
- (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 929.03 m² (10,000 sq. ft.); and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood.
- 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 **Height**
The maximum building height measured above the base surface shall be 79.3 m (260.0 ft).
- 5 **Off-street Parking**
Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that a minimum of 400 off-street parking spaces shall be provided.
[6516; 89 06 27]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 6057 or provides an explanatory note.*

- 6 **Off-street Loading**
Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that 3 off-street loading spaces shall be provided.
[6516; 89 06 27]
- 7 *[Section 7 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.]*



The property outlined in black (█) was rezoned:
 From **DD** to **CD-1** by By-law No. 6057

<p>CD-1 (182) 424 Drake St.</p>	<p>date prepared: Aug. 1992</p>	
<p>City of Vancouver Planning Department</p>	<p>sectional(s): N-10</p>	
	<p>scale: 1:2000</p>	

