

CD-1 (189)

2149-2189 West 42nd Avenue

By-law No. 6117

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective March 24, 1987

Amended up to and including:

By-law No. 8114, dated November 2, 1999

By-law No. 8169, dated March 14, 2000

By-law No. 13768, dated July 25, 2023

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. The “Zoning District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-330a 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 extended 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.

Uses

2. The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (189), 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) agricultural uses, limited to urban farm-class A;
 - (b) a maximum of 51 dwelling units in a multiple dwelling;
 - (c) common-use amenity area for residents of the multiple dwelling;
 - (d) cultural and recreational uses;
 - (e) parking area;
 - (f) parking garage;
 - (g) institutional uses, limited to child day care facility, church, hospital, public authority use, school – elementary or secondary, and social service centre;
 - (h) retail uses, limited to farmers’ market, neighbourhood grocery store, and public bike share;
 - (i) utility and communication uses, limited to public utility; and
 - (j) accessory uses customarily ancillary to the above uses.

[8114; 99 11 02] [13768; 2023 07 28]

Floor Space Ratio

3. The floor space ratio for all uses shall not exceed 1.76 measured in accordance with the provisions of the RM-3 District Schedule.
- 3.1 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]

Height

4. The maximum building height measured above the base surface shall be 36.6 m (120.0 ft.).

Off-street Parking

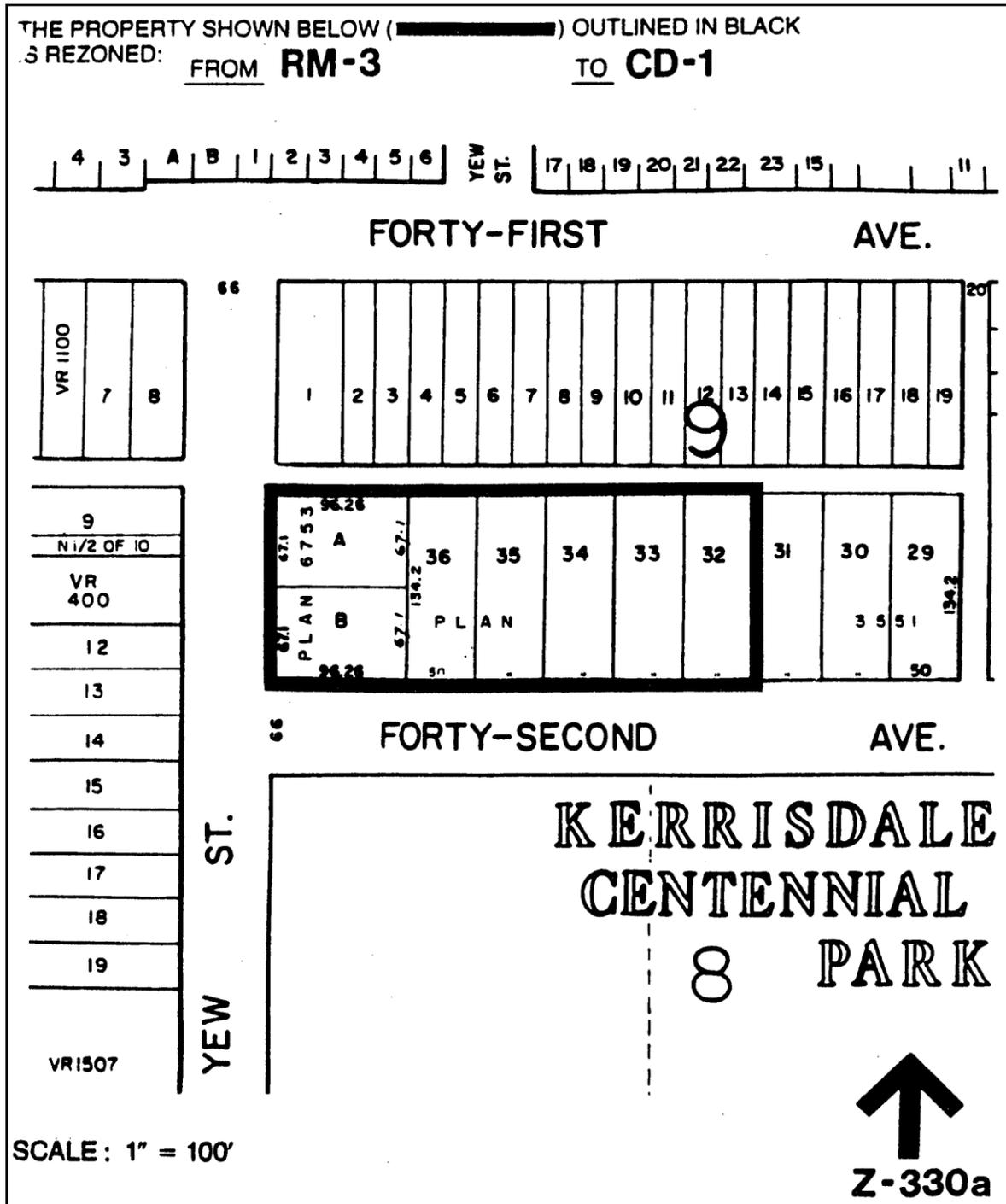
5. Off-street parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law except that a minimum of 338 off-street parking spaces shall be provided of which 133 spaces shall be required to serve the multiple dwelling and club or lodge uses.

Force and effect

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 certify the by-law number and date of enactment.]*

Schedule A

By-law No. 6117 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law



Public Hearing – February 10, 1987

By-law enacted on March 24, 1987– By-law No. [6117](#)

Public Hearing – October 19, 1999 – Item 3 – [Agenda](#)

Summary – To allow the administrative offices of a non-profit society as a permitted use on the site.

By-law enacted on November 2, 1999 – By-law No. [8114](#)

Public Hearing – February 24, 2000 – Item 1 – [Agenda](#)

Summary – The proposed text amendments would provide floor space exclusions to provide construction incentives to control building envelope leaks.

By-law enacted on March 14, 2000 – By-law No. [8169](#)

Public Hearing – July 25, 2023 – Item 1 – [Agenda](#)

Summary – To make miscellaneous amendments by-laws for the following: CD-1 (759) for 3600 East Hastings Street, CD 1 (765) for 3680 East Hastings Street, CD-1 (743) for 3281-3295 East 22nd Avenue (3281 Rupert Street), CD-1 (189) for 2149-2189 West 42nd Avenue, CD-1 (826) for 24 East Broadway and 2520 Ontario Street, the False Creek Area Development Plan for Area 10B for 1780 Fir Street, and CD-1 (432) for 950 Quebec Street; to improve clarity, update references, correct inadvertent errors or omissions, and/or improve the administration of the by-laws.

By-law enacted on July 25, 2023 – By-law No. [13768](#)