



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

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## **CD-1 (242)**

*4505 Valley Drive*

*By-law No. 6538*

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

**Effective August 1, 1989**

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

BY-LAW No. 6538

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 and District Plan” annexed to By-Law No. 3575 as Schedule “D” is hereby amended according to the plan marginally numbered Z-350(2)(b) 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 The area shown included within the heavy black outline on Schedule “A” is rezoned to 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) community care facility;
  - (b) accessory uses customarily ancillary to the above.
- 3 **Floor Space Ratio**  
The maximum floor space ratio, computed in accordance with the applicable provisions of the RT-5 and RT-5N Districts Schedule, shall be 0.75.
  - 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]
- 4 **Height**  
The maximum building height measured above the base surface shall be 10.6 m (33 ft.).
- 5 **Off-Street Parking**  
Off-street parking shall be provided, developed and maintained in accordance with the applicable provision’s of the Parking By-law, except that a minimum of 38 off-street parking spaces shall be provided.

**Note:** Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 6538 or provides an explanatory note.

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

DONE AND PASSED in open Council this 1st day of August 1989.

(signed) Bruce Eriksen  
Deputy Mayor

(signed) Maria Kinsella  
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 1st day of August, 1989, and numbered 6538.

CITY CLERK”

By-law No. 6538 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 to CD-1

