



City of Vancouver *Zoning and Development By-law*

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CD-1 (1)

Oakridge

By-law No. 3568

(Being a By-law to Amend By-law 2516, being the Zoning and Development By-law)

Effective April 23, 1956

(Amended up to and including By-law No. 8824, dated April 6, 2004)

1 **Application**

The provision of this by-law apply to that area of land zoned CD-1 by By-law No. 3568 and located to the east of the lane running north-south between 41st and 45th Avenues. [5600; 82 11 23]

2 **Uses**

The only uses permitted within the area described in Section 1 above, subject to the regulations herein and to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

- (a) Regional shopping centre composed of department stores, a food floor, and other retail uses, service commercial and entertainment uses, including restaurants and cinemas, and office uses, all subject to the following:
 - (i) development of any one of these uses shall not be permitted unless community facilities and services comprising an auditorium, library, seniors "drop-in-centre", child minding, child day care, and "parent's room" are, in the opinion of the Development Permit Board, to be developed concurrently with it as far as practicable, and in compliance with the minimum floor areas set out in Section 3(b) below;
 - (ii) no office use which stays open on Thursday evenings or Friday evenings or Saturday shall be permitted unless first approved by the Director of Planning who shall, before making a decision, receive advice from the City Engineer regarding anticipated off-street parking demand generated by the office use in relation to the availability of off-street parking on the site and peak demand therefor from other commercial uses;
 - (iii) entertainment uses shall not include premises where simulated sports (being games or activities involving the use of baseball batting cages, basketballs courts, hockey rinks, golf simulators, miniature golf, climbing walls and similar sports related games and activities) and associated circulation space occupy the majority of the floor area;
 - (iv) other retail uses, service commercial and entertainment uses shall not be permitted unless a minimum of 4 639 m² of food floor is provided and maintained and, for the purpose of this by-law, food floor means an area used for the retailing of groceries and ancillary goods and services. [8329 01 04 10]
- (b) Apartment building containing a minimum of 70 and a maximum of 80 dwelling units, subject to the following:
 - (i) all units are to be eligible for or funded under the **National Housing Act** Assistance to Low-Income Households Program; and
 - (ii) all dwelling units are to be designed for senior citizens; and
 - (iii) a minimum of 5 percent and a maximum of 10 percent of all dwelling units are to be designed for handicapped persons, the total number and design of units to be to the satisfaction of the Director of Social Planning.
- (c) A maximum of 135 dwelling units, which may be in the form of townhouses or of dwelling units in one or more apartment buildings, or a combination thereof, subject to the following:
 - (i) a minimum of one-third of the total number of dwelling units developed under this clause shall have a minimum of three bedrooms, to facilitate family accommodation.
- (d) A maximum of 35 dwelling units in a mixed-use commercial/residential building located on that portion of the site generally in the vicinity of the intersection of West 41st Avenue and Cambie Street;
- (e) Residential building limited to occupancy by at least one person aged 55 years and over in each household, and comprising:

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3568 or provides an explanatory note.

- (i) a maximum of 64 units designed to provide a minimum of or no food preparation and dining areas ("seniors supportive or assisted housing units");
 - (ii) a kitchen and dining area intended to service residents of the seniors supportive or assisted housing units only;
 - (iii) a dwelling unit for a residential caretaker of the seniors supportive or assisted housing units; and
 - (iv) a maximum of 32 dwelling units.
- (f) Accessory buildings and accessory uses customarily ancillary to the above uses, including offstreet parking and loading and related structures, pedestrian mall and circulation, storage and service facilities, employee facilities and outdoor fitness track. [5600; 82 11 23] [7176; 93 09 14] [8824; 04 04 06]

3 Floor Areas

- (a) The uses in Table A below shall be permitted to the maximum floor area appearing opposite in Columns 2, except that a maximum of 500 m² of additional floor area shall be permitted for any of the uses numbered 1 or 2 in Column 1 provided that corresponding decreases are made to either or both of the uses numbered 1 or 2. [5930; 85 08 13] [8329; 01 04 10]

Table A

Column 1 Use	Column 2 Floor Area
1. Food floor, retail, service commercial and entertainment	69 120 m ² except that entertainment use is limited to a maximum of 2 400 m ²
2. Office	11 762 m ²
3. Enclosed public pedestrian circulation, service and exit corridors	13 086 m ²
4. Apartment building for senior citizens and handicapped persons	4 553 m ²
5. Townhouses or apartment dwelling units	14 323 m ²
6. Dwelling units in commercial/residential building	4 683 m ²
7. Seniors supportive or assisted housing/rental residential building	9 290 m ²
TOTAL	126 817 m²

[5930; 85 08 13] [7176; 93 09 14] [8329; 01 04 10] [8824; 04 04 06]

- (b) The minimum floor area permitted for the uses listed in Column 1 in Table B below shall be the figure appearing opposite in Column 2:

Table B

Column 1	Column 2 (Gross Floor Area)
1. Auditorium	530.5 m ²
2. Library	1 215.7 m ²
3. Seniors' "Drop-in-Centre"	227.6 m ²
4. Child Minding Facility	206.2 m ²
5. Child Day Care Facility	139.5 m ²
6. "Parents Room"	23.2 m ²

[8329; 01 04 10]

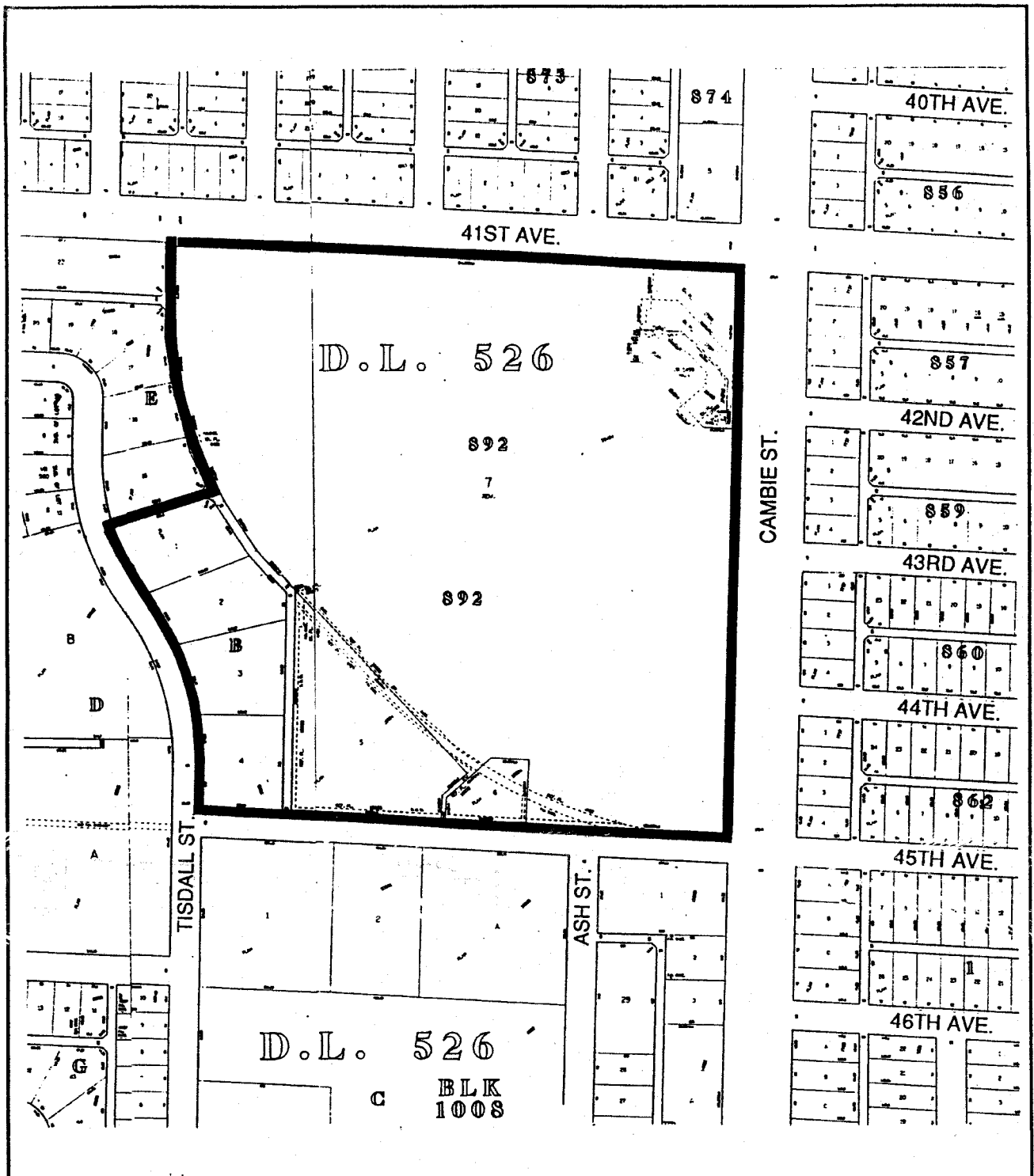
- (c) For the purpose of this Section 3, the area of Floors used for off-street parking and loading shall not be regulated. [5600; 82 11 23]

- 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 Off-Street Parking and Loading

- (a) A minimum of 4.75 off-street parking spaces shall be provided for each 100 m² of gross floor area for food floor, retail, service commercial and entertainment uses and shall be developed and maintained in accordance with the Parking By-law. [8329; 01 04 10]
- (b) Off-street parking for the senior citizen apartment building shall be provided and maintained in accordance with the provisions of Section 12 of the Zoning and Development By-law.
- (c) Off-street parking for market residential housing shall be provided, developed and maintained in accordance with the Parking By-law as if located in the RM-3 District. Parking for seniors supportive or assisted housing shall be provided in accordance with standards to be determined by the Director of Planning in consultation with the City Engineer. [8824; 04 04 06]
- (d) Off-street loading spaces shall be provided, developed and maintained in accordance with the Parking By-law, including the application of mixed-use reductions to the satisfaction of the Director of Planning in consultation with the City Engineer. [5600; 82 11 23]
- (f) Off-street parking for all other uses shall be provided, developed and maintained in accordance with the Parking By-law, including the application of mixed-use reductions to the satisfaction of the Director of Planning in consultation with the City Engineer. [7176; 93 09 14]

- 5** *[Section 5 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 **RS-1** to **CD-1** by By-law No. 3568

CD-1 (1) Oakridge City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): O,P-19	
scale: 1:4000		