



City of Vancouver *Zoning and Development By-law*

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CD-1 (8)

255 West 62nd Avenue

By-law No. 3885

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

Effective November 8, 1960

(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.] [6039; 86 09 23]

2 [Section 2 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.]

1 **Application**

The provisions of this By-law apply to that area of land zoned CD-1 By-law No. 3885, except for that portion covered by By-law No. 6039. [6422; 88 11 08]

2 **Uses**

The only uses permitted within the area shown included within the heavy black outline on Schedule "D" of By-law No. 3885, except for that portion covered by By-law No. 6039, 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) a maximum of 225 beds in a community care facility providing personal care, supervision, social or educational training or physical or mental rehabilitative therapy only;
- (b) common use amenity area; and
- (c) accessory uses customarily ancillary to the above uses. [6422; 88 11 08]

3 **Floor Space Ratio**

The maximum floor space ratio, computed in accordance with the RT-5 and RT-5N Districts Schedule, shall be 0.48, excluding common use amenity areas provided that the total area being excluded does not exceed 280 m² (3,015 sq. ft.). [6422; 88 11 08]

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 14.85 m (48.7 ft.). [6422; 88 11 08]

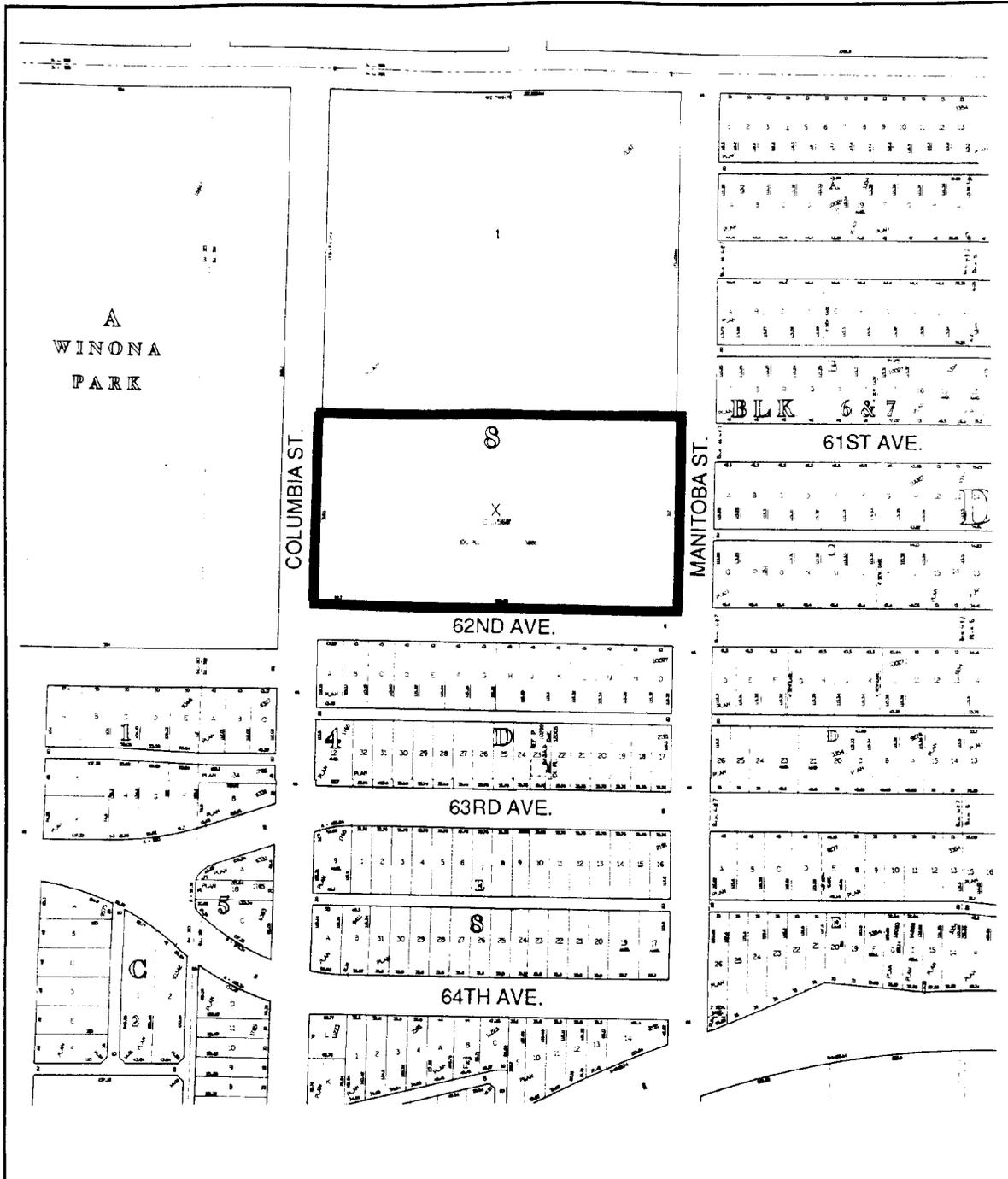
5 **Off-Street Parking**

Off-street parking shall be provided, developed and maintained in accordance with the provisions of the Parking By-law, except that a minimum of 106 off-street parking spaces shall be provided. [6422; 88 11 08]

6 **Off-Street Loading**

Off-street loading shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law. [6422; 88 11 08]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3885 or provides an explanatory note.



The property outlined in black (█) was rezoned:
 From **RS-1 & RT-2** to **CD-1** by By-law No. 3885 and amended by By-law No. 6039

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|----------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|
| CD-1 (8) 255 W. 62nd Ave. City of Vancouver Planning Department | date prepared: Aug. 1992 |  |
| | sectional(s): O,P-23 | |
| scale: 1:3000 | | |

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