

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

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## **CD-1 (12)**

***6137 Cambie St.***

***By-law No. 3907***

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

***Effective March 21, 1961***

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

1 The provisions of this By-law apply to that area of land zoned CD-1 by By-law No. 3907, but not including the portion that is shown hatched on Schedule “A”, which is attached and forms part of this by-law, and the unhatched area shall be more particularly described as CD-1(12). [5258; 79 05 29] [8045; 99 07 20]

## 2 Uses

The only uses permitted within the unhatched area described in Section 1, 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:

- (1) Accessory uses customarily ancillary to any of the uses listed in this section.
- (2) Child Day Care Facility.
- (3) Church.
- (4) Institutional use of a religious, philanthropic or charitable character (including the Alliance Francaise and the YMCA).
- (5) Parking Area ancillary to a principal use on an adjacent site. [5258; 79 05 29] [8045; 99 07 20]

## Floor Space Ratio

Not to exceed 0.635. [5638; 83 03 08]

The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

The following shall be excluded in the computation of floor space ratio:

- (a) balconies, canopies, sun decks and other features which the Director of Planning considers similar; to a maximum total area of 8 percent of the permitted floor area;
- (b) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer; [5258; 79 05 29]
- (c) 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

## Height

Not to exceed 30 feet. [5258; 79 05 29]

## Off-street Parking and Loading

Off-street parking and loading spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575,

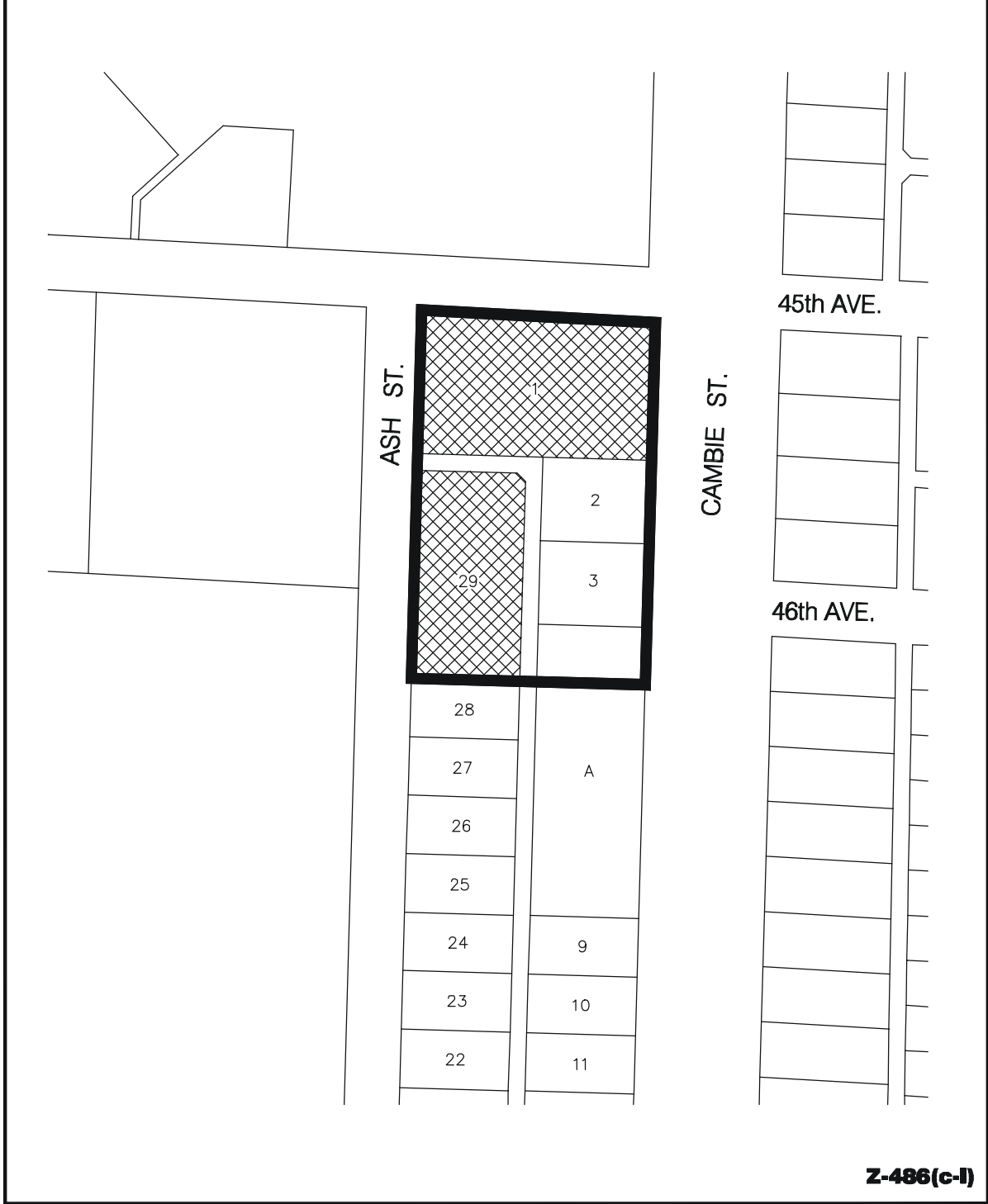
and subject to the following condition:

- (1) In considering a Development Permit Application, the Director of Planning shall receive advice from the Urban Design Panel and have consideration for the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading, garbage collection, and the relationship to adjacent uses. [5258; 79 05 29]

*Note: Information included in square brackets [ ] identifies the by-law numbers and dates for the amendments to By-law No. 3907 or provides an explanatory note.*

- 3 By-law No. 5258 is further amended by attaching to it the Schedule marked “A” which is attached to and forms part of this by-law.
- 4 *[Section 4 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.]*

Proposed Amendment to the Zoning & Development By-law No. 3575



**Z-486(c-1)**

CD-1 (12) 6137 Cambie St.

map: 1 of 1

scale: 1:2000



**City of Vancouver**