



City of Vancouver *Zoning and Development By-law*

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CD-1 (100)

2277-2299 East 30th Avenue & 2280 Kingsway ***By-law No. 4861***

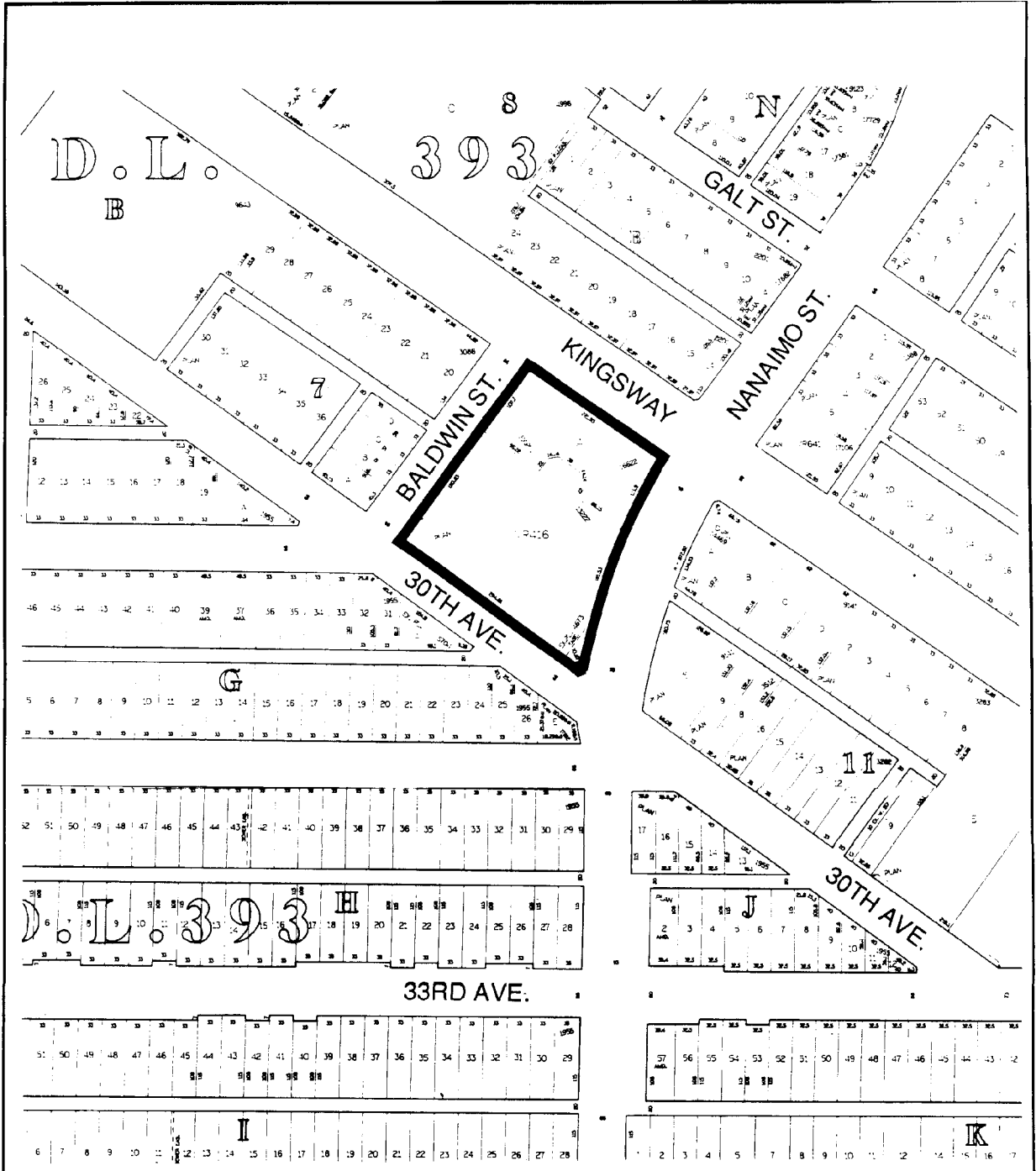
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective May 6, 1975

(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.]*
- 2 The area shown outlined in black on the said plan is rezoned CD-1, and the only uses permitted within the said area and the only uses for which development permits will be issued are:
- (a) an apartment building with customary ancillary uses including underground parking;
 - (b) retail stores, offices, a bank, restaurant catering to the day-to-day needs of the local community, with customary ancillary uses including off-street loading and parking;
- subject to such conditions as Council may by resolution prescribe. [5303; 79 12 11]
- 3 The floor space ratio shall not exceed 0.90 overall. The floor space ratio for the residential development shall not exceed 0.75 measured in the same way as RM-1 regulations; and the floor space ratio for the retail stores, office and bank shall not exceed 0.15 gross.
- 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 The height of the residential development shall not exceed 3 storeys measured from the average building grade on 30th Avenue; the height of the retail stores and offices shall not exceed 2 storeys; and the height of the bank shall not exceed 1 storey.
- 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.]*

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4861 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
 From **RS-1 & RT-2** to **CD-1** by By-law No. 4861

CD-1 (100) Nanaimo St. & Kingsway City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): T-17	
scale: 1:2500		