



City of Vancouver *Zoning and Development By-law*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 873.7060

planning@city.vancouver.bc.ca

CD-1 (111)

373-375 Kingsway

By-law No. 4930

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

Effective January 6, 1976

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

Plan Referred to on File in City Clerk's Office

BY-LAW NO. 4930

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 enacts as follows:

- 1 The plan attached to and forming an integral part of By-Law No.3575 and designated as the "Zoning District Plan" and marked as Schedule "D" to said By-Law is hereby amended according to the plan marginally numbered Z-183C annexed to this By-Law and marked as Schedule "D" hereto, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said plan annexed hereto; and the various boundaries and districts shown upon the plan hereto annexed respectively are an amendment of and in substitution for the respective districts, designated and marked on said Schedule "D" of said By-Law No. 3575 insofar as the same are changed, modified or varied thereby, and the said Schedule "D" annexed to said By-Law No. 3575 shall be deemed to be and is hereby declared to be amended accordingly, and the said Schedule "D" attached to this By-Law is hereby declared to be and shall form an integral part of said plan marked as Schedule "D" to said By-Law No. 3575, as if originally incorporated therein, and shall be interpreted accordingly.
- 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 Hotel containing 100 sleeping units, Beer Parlour and Cocktail lounge, Banquet Rooms, Coffee Shop and Dining Rooms, Retail Store (not to exceed 250 square feet) and Customarily Ancillary uses including Off-Street Parking subject to such conditions as Council may by resolution prescribe.
- 3 The floor space ratio shall not exceed 3.15. In computing the floor space ratio the floor area of the building shall include the total area of all the floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars or basements which are not, used as habitable accommodation or access to habitable accommodation. In addition, balconies, canopies, sun decks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted Floor area.
- 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 is not to exceed 7 storeys nor 90 feet measured from the average building grade of East 12th Avenue as established by the City Engineer.
- 5 Off-street parking and loading shall be provided in accordance with the provisions of Sections 12 and 13 of the Zoning and Development By-Law No. 3575.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4930 or provides an explanatory note.

6 This By-Law shall come into force and take effect on and after the date of the passing hereof.

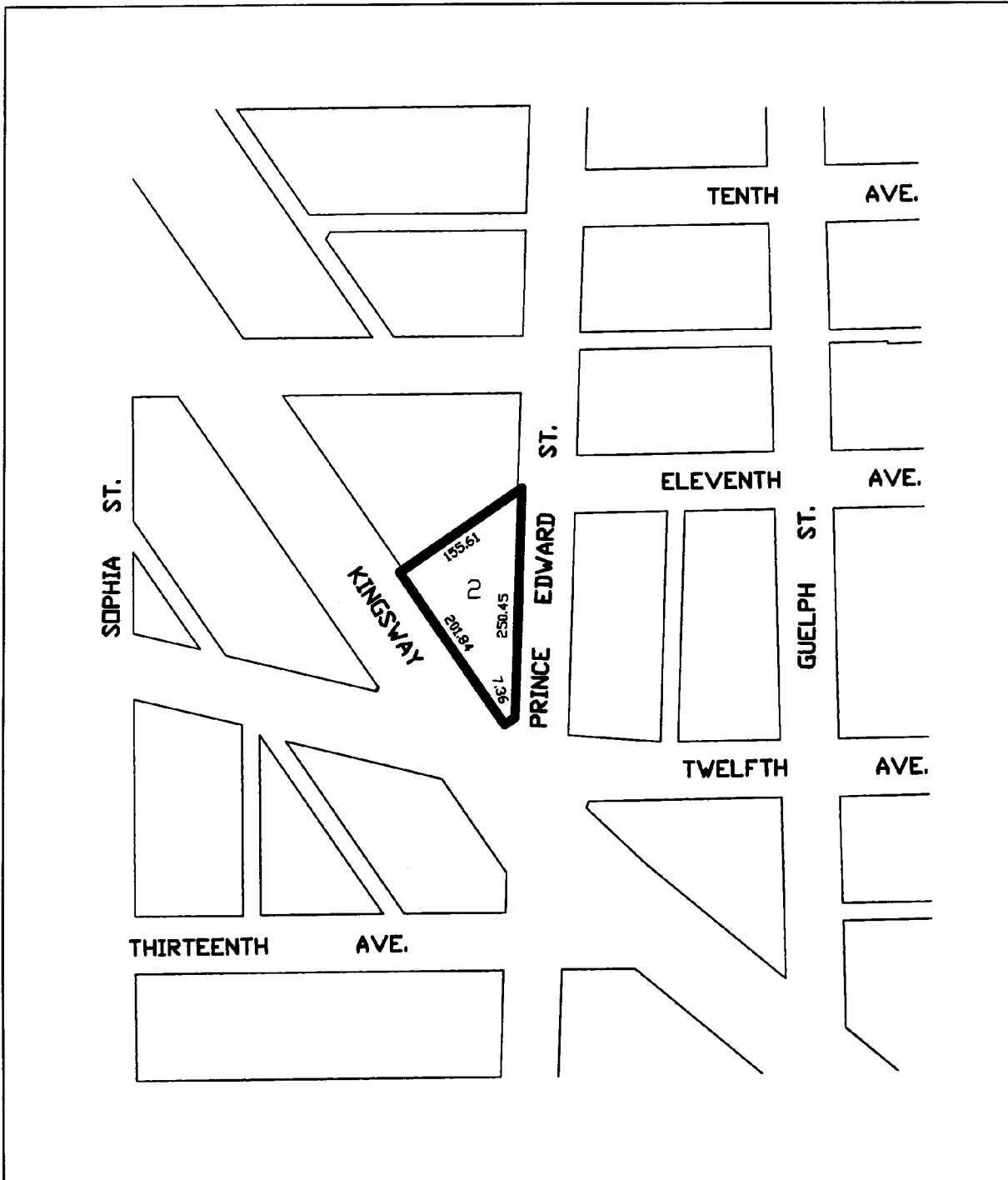
DONE-AND PASSED in open Council this 6th day of January, 1976.

(Sgd.) A. Phillips
MAYOR

(Sgd.) D. H. Little
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 6th day of January, 1976, and numbered 4930.

CITY CLERK”



The property outlined in black (■) was rezoned:
From **C-3** to **CD-1** by By-law No. 4930

CD-1 (111) 373-375 Kingsway	date prepared: Apr. 1994	
	sectional(s): Q-13	
City of Vancouver Planning Department	scale: 1:2000	