

City of Vancouver *Zoning and Development By-law*

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CD-1 (113)

3500-3550 Adanac Street

800 Cassiar Street

By-law No. 4940

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

Effective February 10, 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. 4940

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 assembled 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-169B 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:
 - (a) apartment buildings;
 - (b) townhouses;
 - (c) duplexes and semi-detached dwellings,
 - (d) one-family dwellings;
 - (e) retail store catering to the day-to-day needs of residents of the local neighbourhood, gross floor area not to exceed 4,000 square feet;
 - (f) day care centre;
 - (g) local area activity centre, gross floor area not to exceed 6,500 square feet;
 - (h) elementary school;
 - (i) buildings or uses customarily ancillary to the above uses;subject to such conditions as Council may by resolution prescribe.
- 3 The floor space ratio shall not exceed 0.75. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings of more than four feet in height) of all buildings shall be included, both above and below ground, and measured to the extreme outer limits of the buildings.
 - 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]

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4940 or provides an explanatory note.

- 4 The number of dwelling units shall not exceed 25 units per acre.
- 5 (1) The height of one-family and two-family dwellings shall not exceed two storeys plus cellar.
(2) The height of the existing building is not to exceed two storeys plus basement and attic.
(3) A maximum of one-third of the dwelling units will be permitted in three-storey structures.
- 6 Site coverage, including buildings, vehicular areas and parking, is not to exceed 45 per cent.
- 7 For family housing, one and one-half parking spaces per unit are required. For senior citizens' housing financed or eligible for assistance under the Elderly Citizens' Housing Assistance Act, one parking space per six units is required.
- 8 This By-law shall come into force and take effect on and after the date of the passing hereof.

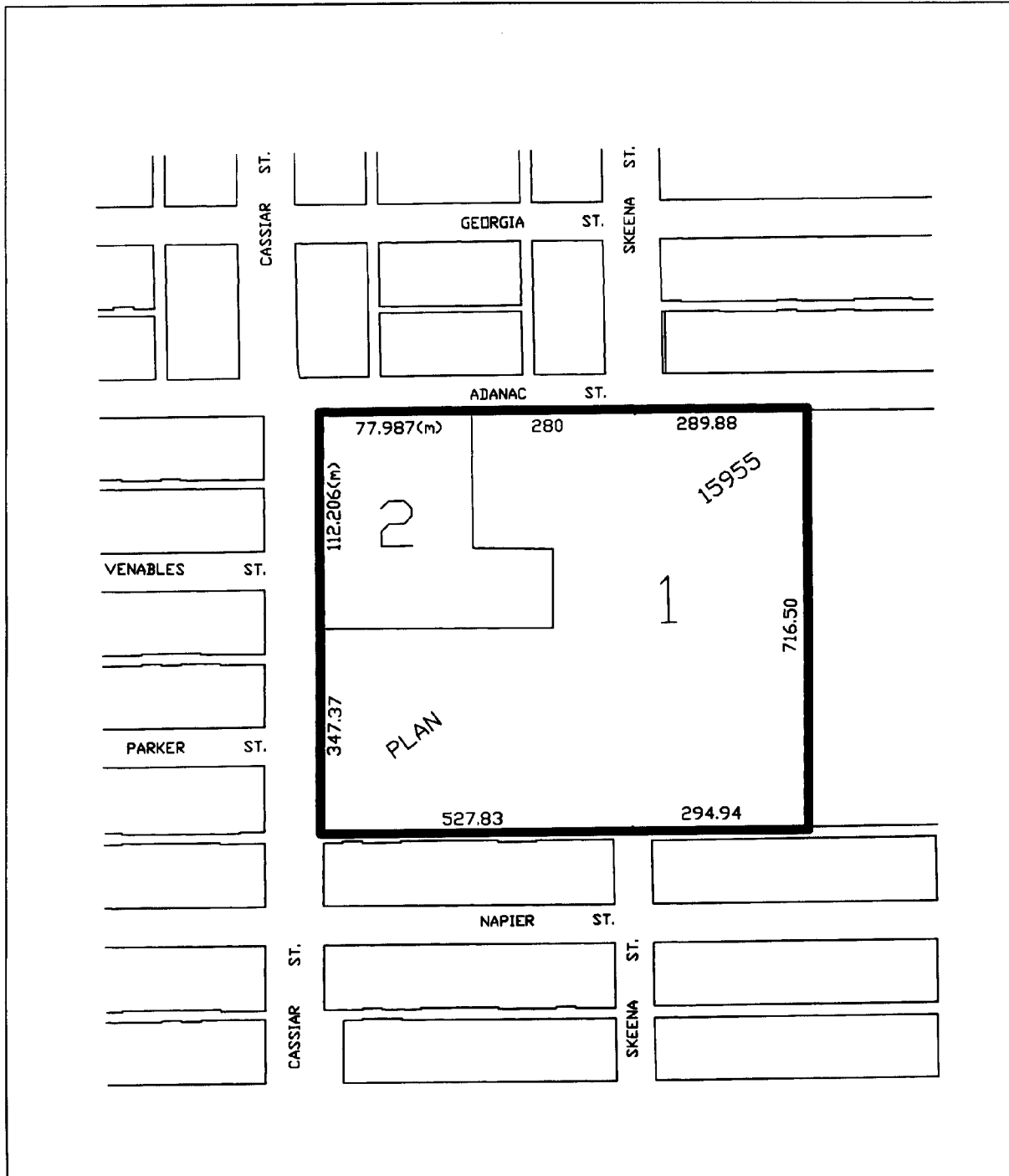
DONE AND PASSED in open Council this 10th day of February, 1976.

(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 10th day of February, 1976, and numbered 4940.

CITY CLERK"



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 4940

CD-1 (113) 3500-3550 Adanac St./800 Cassiar City of Vancouver Planning Department	date prepared: Apr. 1994	
	sectional(s): W-9,10	
	scale: 1:3000	

