



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 (115)

2893 West 41st Avenue

By-law No. 4958

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

Effective April 6, 1976

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

Plan Referred on File in City Clerk's Office

BY-LAW NO. 4958

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-171A 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:

townhouses, apartments, and customary
accessory uses;

subject to such conditions as Council may by resolution proscribe.
- 3 Floor Space Ratio: The floor space ratio shall not exceed 0.6. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceiling of more than four feet in height) of all building, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except for parking areas, the floor of which is at or below the highest point of the finished grade around the building. Balconies may be excluded from the floor area measurement provided the total floor area does not exceed 8% 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 Site Coverage: The maximum, site coverage of the by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities and the principal building or buildings if more than one shall not exceed 35%.
- 5 Height: The height of the buildings shall not exceed 24 feet nor three storeys.
- 6 Dwelling Units Per Acre: The number of dwelling units shall not exceed 19 units per acre.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 4958 or provides an explanatory note.

7 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 April, 1976.

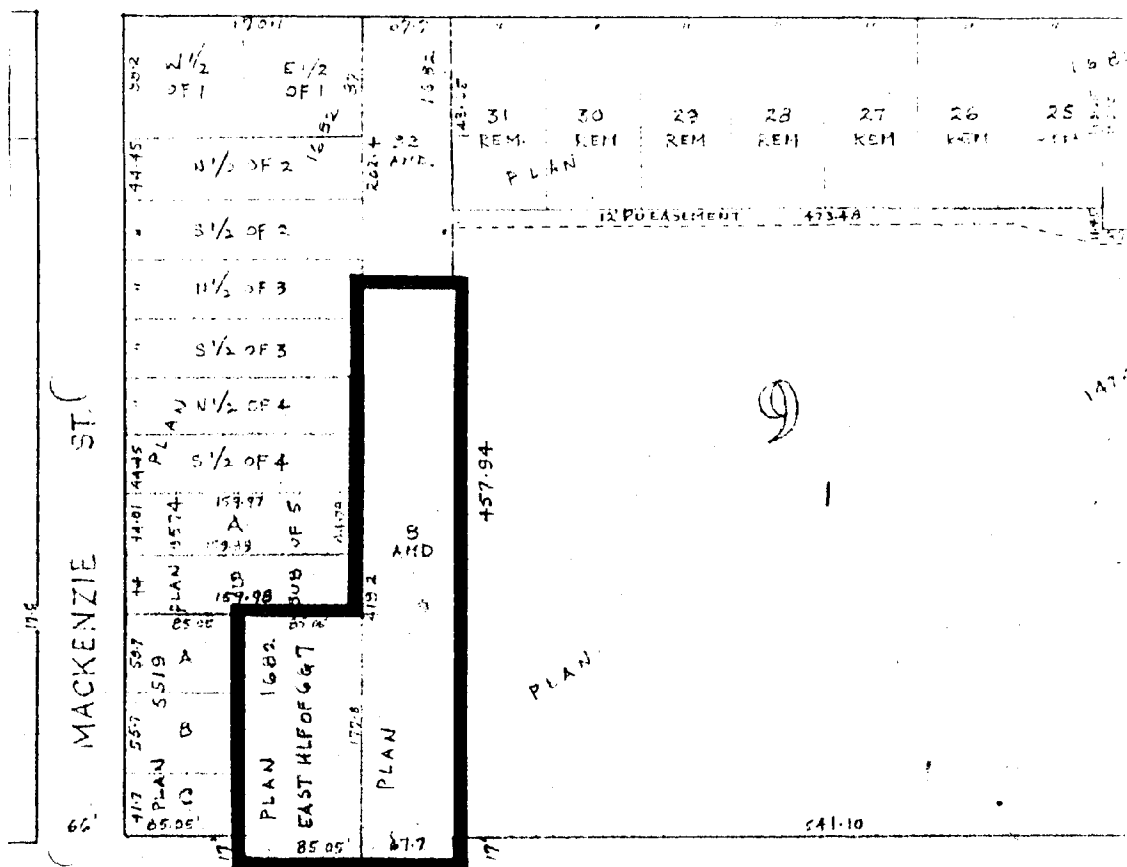
(Sgd.) A. Phillips _____
MAYOR

(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 April, 1976 and numbered 4958.

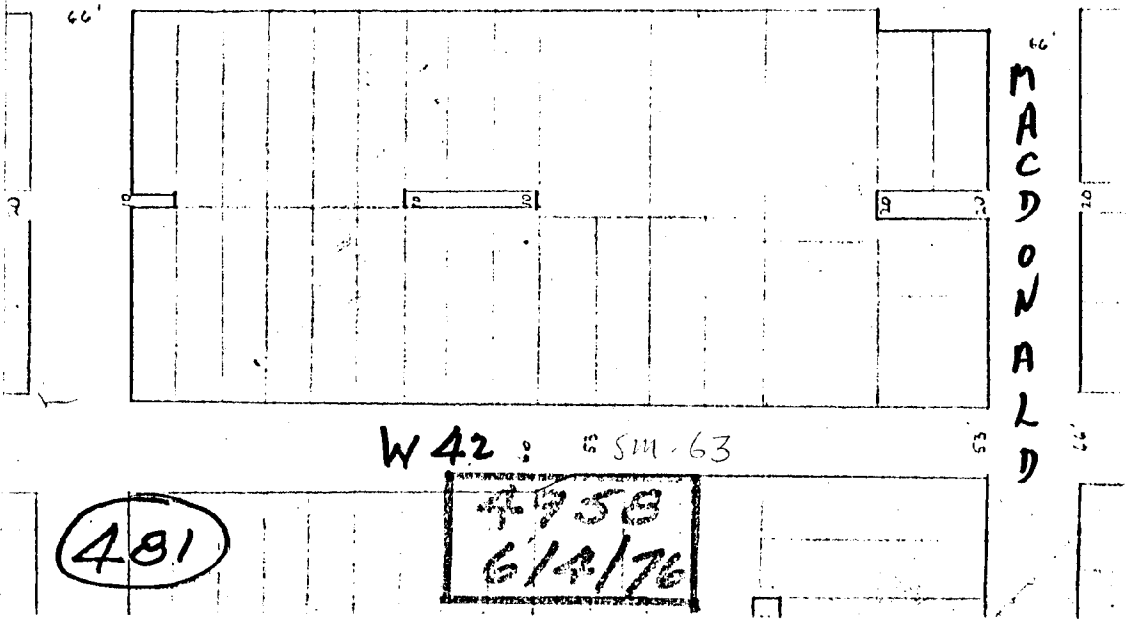
CITY CLERK”

W. 39



MACKENZIE ST.

W 41ST AVE



MACDONALD

W 42 : 55M-63

481

4758
6/2/76