



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 (128)

2301-2307 Kingsway

4768-4770 Nanaimo St.

By-law No. 5145

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

Effective February 14, 1978

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

BY-LAW NO. 5145

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-207-B 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 maximum of five retail stores, offices or similar uses which, in the opinion of the Director of Planning, are deemed to cater to the needs of the local neighbourhood and are not unduly injurious to the comfort and enjoyment of residents in the dwelling units above;
 - a maximum of six dwelling units; and
 - customarily ancillary uses including off-street parking and loading;subject to such conditions as Council may by resolution prescribe.
- 3 The floor space ratio shall not exceed 1.0 as computed in accordance with Section 1.G of the (RM-1) Multiple Dwelling District Schedule.
- 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 building shall not exceed three storeys nor twenty-eight feet measured from the average elevation of the finished grade of the site surrounding the building.
- 5 Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking spaces for residential uses shall be assessed at 1 parking space per 725 square feet of gross floor area of all floors of the building used for residential purposes.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5145 or provides an explanatory note.

- 6 A minimum of one off-street loading space shall be provided and maintained in accordance with Section 13 of the Zoning and Development By-law.
- 7 This By-law shall come into force and take effect on and after that date of the passing hereof.

DONE AND PASSED in open Council this 14th day of February, 1978.

(signed) John J. Volrich
MAYOR

(signed) 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 14th day of February, 1978, and numbered 5145.

CITY CLERK”

By-law No. 5145 being a By-law to amend By-law No. 3575, being the Zoning and Development By-law.

The property shown below (■) outlined in black is rezoned from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District

