

City of Vancouver *Zoning and Development By-law*

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CD-1 (129)

4545 Prince Albert Street

By-law No. 5179

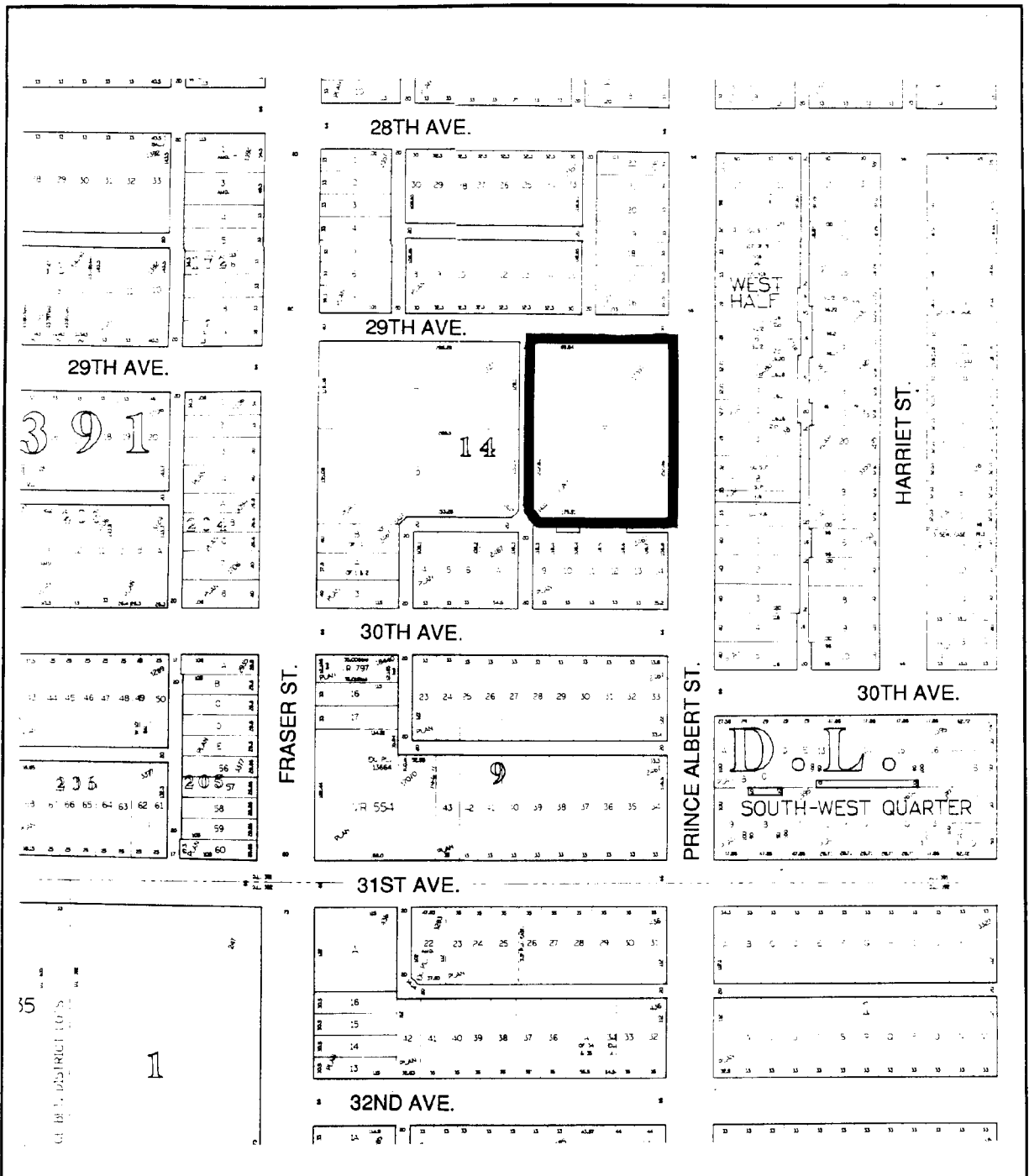
(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective June 13, 1978


(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 an apartment development containing a maximum of 48 dwelling units and customarily ancillary uses including off-street parking, subject to such conditions as Council may by resolution prescribe. [5182; 78 06 27]
- 3 The floor space ratio shall not exceed 0.75. In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section, the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located. Balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning. [5182; 78 06 27]
- 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 shall not exceed 25 feet nor 2 storeys plus a cellar.
- 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 use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes.
- 6 *[Section 6 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. 5179 or provides an explanatory note.*



The property outlined in black (■) was rezoned:
 From **RS-1** to **CD-1** by By-law No. 5179

CD-1 (129) 4545 Prince Albert St. City of Vancouver Planning Department	date prepared: Aug. 1992	
	sectional(s): R-17	
scale: 1:2500		

