



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 (130)

2929 Nootka Street

By-law No. 5184

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

Effective June 27, 1978

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

BY-LAW NO. 5184

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-212A annexed to this 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 45 dwelling units for physically handicapped individuals and their families.
 - Accessory uses customarily ancillary to the above, including off-street parking,
 subject to such conditions as Council may by resolution prescribe.
- 3 The floor space ratio shall not exceed 0.875. In computing the floor space ratio the floor area of the building shall include the total area of all 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 which are used as heating, laundry, and storage rooms. In addition, balconies, canopies, sun decks and other appurtenances which in the opinion of the Director of Planning are similar to all the foregoing may be excluded from floor area provided that all such items do not exceed eight per cent 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 of any building shall not exceed three storeys and cellar nor 28 feet measured from the average grade of the lane as determined by the City Engineer.
- 5 Off-street parking spaces shall be maintained in accordance with section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every two dwelling units pursuant to subsection 3.2 of Table 12.1 and shall meet the standard requirement for parking for the physically disabled.

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5184 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 27th day of June, 1978.

(signed) John J. Volrich
Mayor

(signed) R. Henry
Deputy 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 27th day of June, 1978, and numbered 5184.

DEPUTY CITY CLERK”

By-law 5184 being a by-law to amend By-law No. 3575 being the Zoning and Development By-law



