



City of Vancouver *Zoning and Development By-law*

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CD-1 (137)

835-865 and 925-985 West 10th Avenue ***By-law No. 5373***

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

Effective July 29, 1980

(Amended up to and including By-law No. 8298, dated February 20, 2001)

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.]* [5797; 84 07 24] [5859; 85 01 08]

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:

Uses

- apartment building; [5750; 84 03 13]
- hospital related uses including medical and dental offices, and related laboratory facilities;
- accessory uses customarily ancillary to the above including off-street parking and loading;
- any other uses which the Director of Planning considers similar to the above providing they are consistent with the development of the 12th Avenue Precinct;

subject to such conditions as Council may by resolution prescribe.

3 **Floor Space Ratio**
Not to exceed 1.70.

The following shall be included in the computation of floor space ratio:

- all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

The following shall be excluded in the computation of floor space ratio:

- balconies, canopies, sundecks and other features which the Director of Planning considers similar, to a maximum total area of eight percent of the permitted floor area;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing;
- 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, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8298; 01 02 20]

4 **Height**
The height of any building shall not exceed 10.668 m (35 ft.) measured from the average grade of West 10th Avenue as determined by the City Engineer.

5 **Front Yard**
A front yard with a minimum depth of 6.096 m (20 ft.) shall be provided, except that the Director of Planning may relax this requirement in those instances where the new development is built as an addition to any building existing before July 29, 1980 and in no case shall the front yard be less than that maintained by the existing building. [6190; 87 08 11]

6 **Side Yard**
A side yard shall be provided with a minimum width of 1.524 m (5 ft.) provided that the Director of Planning may relax this side yard requirement in those instances where development on adjoining lands has been altered or removed thereby deleting the necessity to provide adequate daylight access to the adjoining development, or for parking structures providing that floors used for off-street parking and loading are at or below the base surface. [6190; 87 08 11]

Note: *Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5373 or provides an explanatory note.*

- 7 **Parking and Loading**
Off-street parking and loading shall be provided and maintained in strict accordance with Section 12 of Zoning and Development By-law No. 3575.
- 8 **Vehicular Access**
Vehicular ingress and egress is to be principally provided from the lane adjoining the site on the north.
- 9 *[Section 9 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.]*

