



City of Vancouver *Zoning and Development By-law*

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CD-1 (138)

3432-3456 Fraser Street

(Glad Tidings Temple)

By-law No. 5376

(Supreme Court Ruling — March 30, 1981)

(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. 8169, dated March 14, 2000)

Plan Referred to on File in the City Clerk's Office
Glad Tidings Temple

BY-LAW NO. 5376

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-239 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:

Uses: Church (Glad Tidings Temple) having a maximum seating capacity in the sanctuary of 1900 persons

School

Accessory uses ancillary to the above, including the following:

- kitchen and banquet areas
- library
- gymnasium/fellowship hall
- offices and staff lounges
- child day care facility
- off-street parking and loading
- and any other customarily ancillary uses

One-family dwelling and accessory uses and buildings customarily ancillary thereto [and subject to such conditions as Council may by resolution prescribe.]*

2. Floor Space Ratio

The floor space ratio for the church, school and accessory uses thereto shall not exceed 1.13.

The floor space ratio for the one-family dwelling shall not exceed 0.03.

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

- (i) all floors of all buildings on the site having a minimum ceiling height of 1.219 m (4 feet) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

* [See Supreme Court Order deleting this phrase from By-law 5376]

- (ii) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

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

- (i) canopies and other features which the Director of Planning considers similar to a maximum floor area of eight per cent of the permitted floor area;
- (ii) patios, provided that the Director of Planning first approves the design thereof;
- (iii) parking areas, the floors of which are at or below the highest point of the finished grade around the building;
- (iv) 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 subclause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

3. Height

Not to exceed 13.716 m (45 feet) within the westerly 40.234 m (132 feet) of the site, height to be measured from the average building grade along Fraser Street; and not to exceed 12.192 m (40 feet) within the remainder of the site to the east, height to be measured from the average building grade along East 18th Avenue where it abuts this portion of the site; all building grades to be established by the City Engineer.

4. Off-street Parking and Loading

A minimum of 124 off-street parking spaces shall be provided and maintained in accordance with Section 12 of *Zoning and Development By-law No. 3575*; provided, however, that a minimum of 99 of these spaces shall be provided on-site with the location of any remaining balance of spaces to be first approved by the Director of Planning and secured by a covenant pursuant to Section 215 of the *Land Title Act* and so registered in the Land Title Office.

A minimum of one off-street loading space is to be provided and maintained in accordance with Section 12 of *Zoning and Development By-law No. 3575*; provided, however, that such space need only be provided within six months of the removal of the life estate granted to the resident of the existing one-family dwelling on the site.

5. 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 29th day of July , 1980.

(signed) John J. Volrich
Mayor

(signed) R. Henry
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 29th day of July, 1980, and numbered 5376.

CITY CLERK”

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 5376 or provides an explanatory note.

By-law No. 5376 being a By-law to amend By-law No. 3575 being the Zoning and Development By-law

